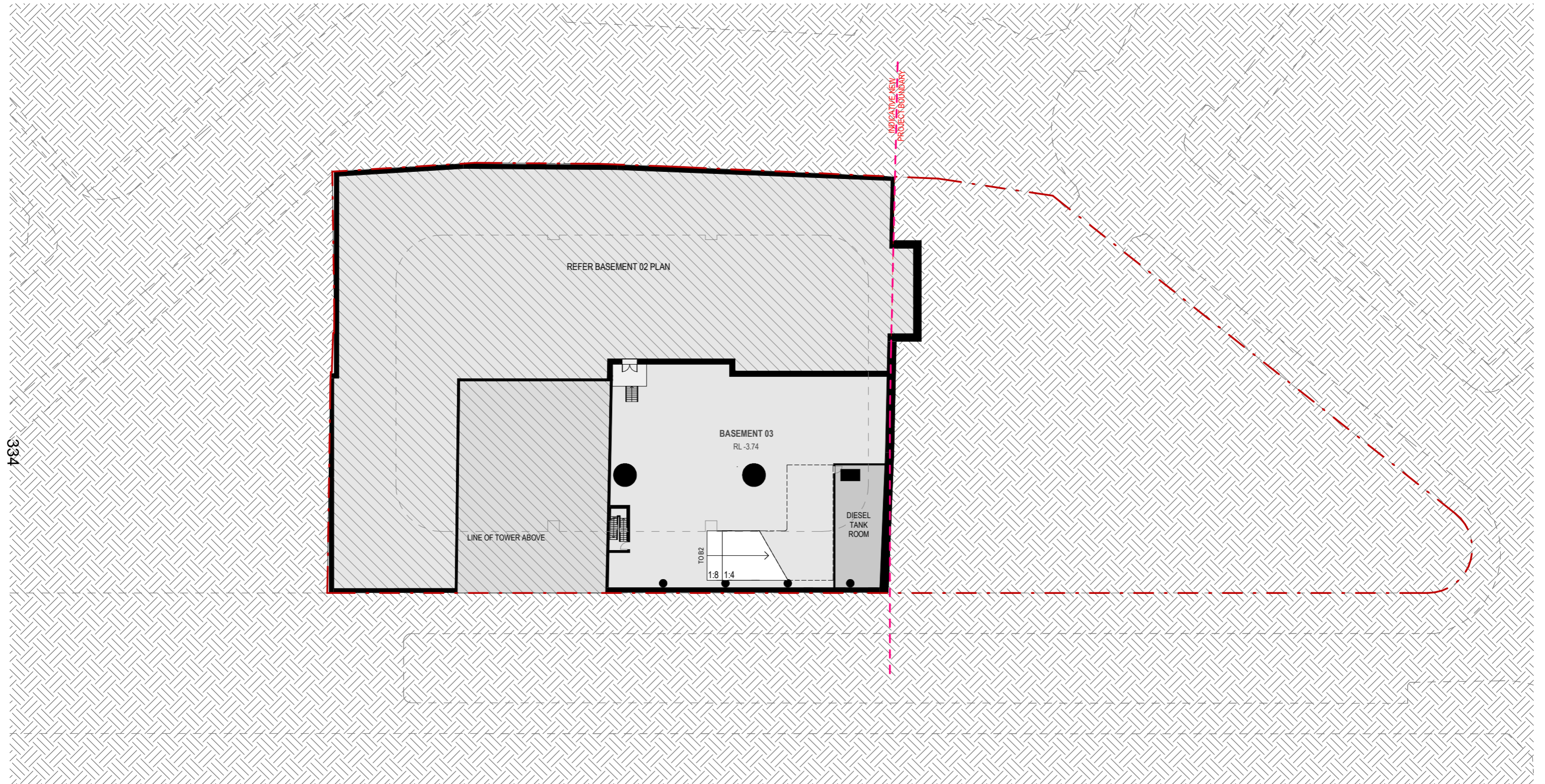


# **Attachment A2**

**Urban Design Report - Part 4**

# 10.12 Reference Scheme 1 Drawing Set

Side Core Scheme



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
B	ISSUED FOR INFORMATION	31/01/23
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

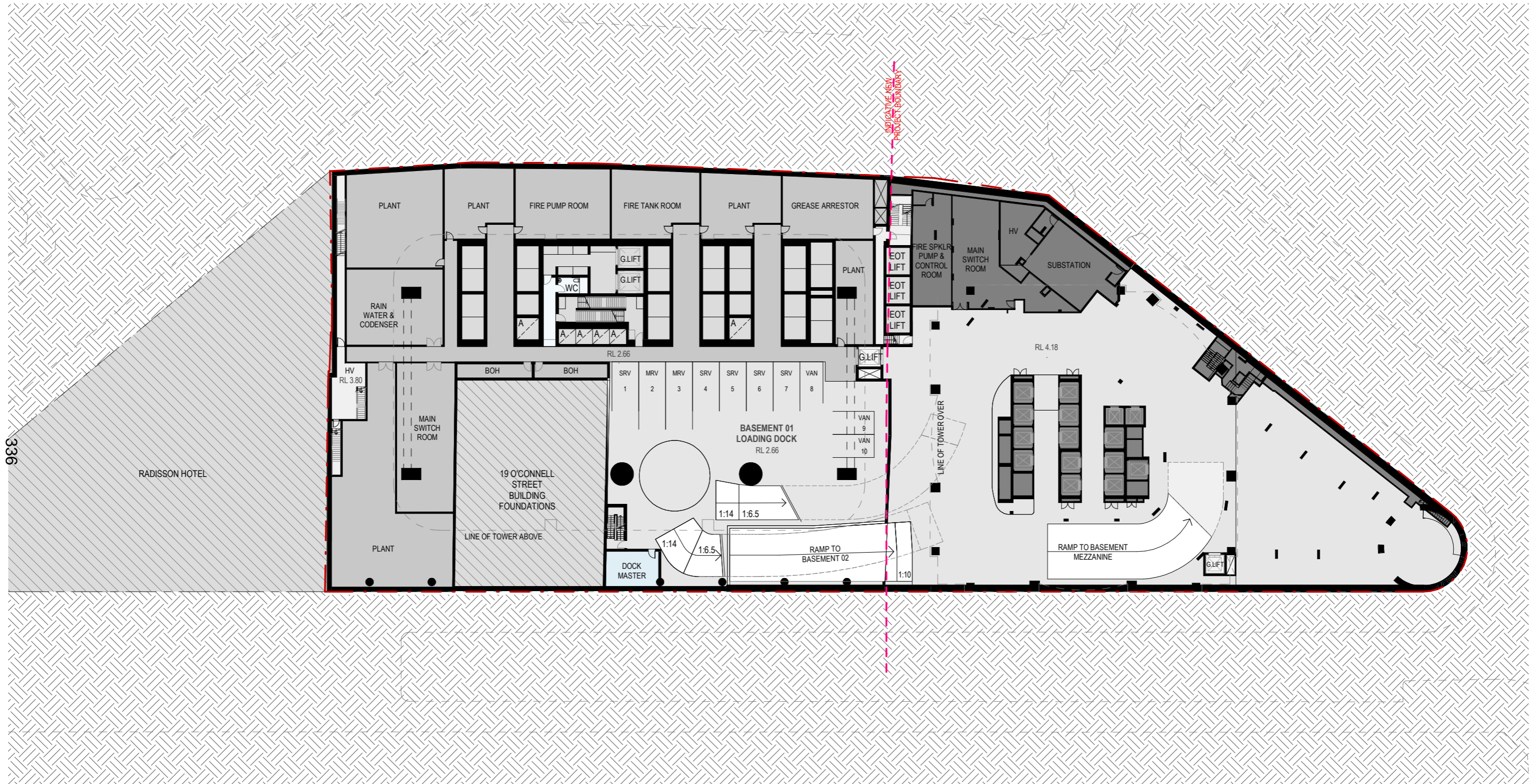


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A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
B	ISSUED FOR INFORMATION	31/01/23
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**BASEMENT 02**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1001a**  
 REVISION  
**C**

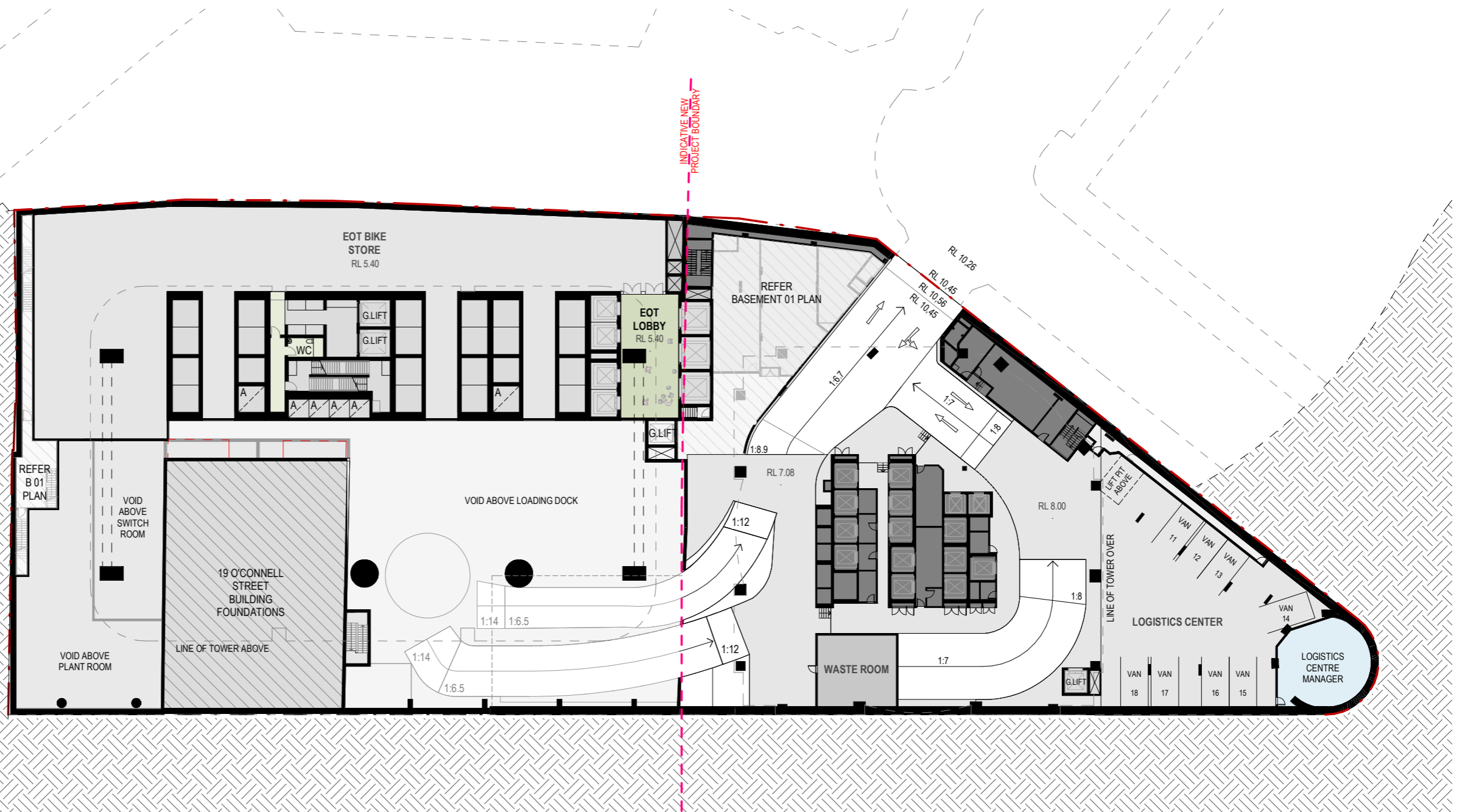


REV	DESCRIPTION	DATE
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B	ISSUED FOR INFORMATION	31/01/23
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**BASEMENT 01**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1002a**  
 REVISION  
**C**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
B	ISSUE FOR INFORMATION	02/02/24
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

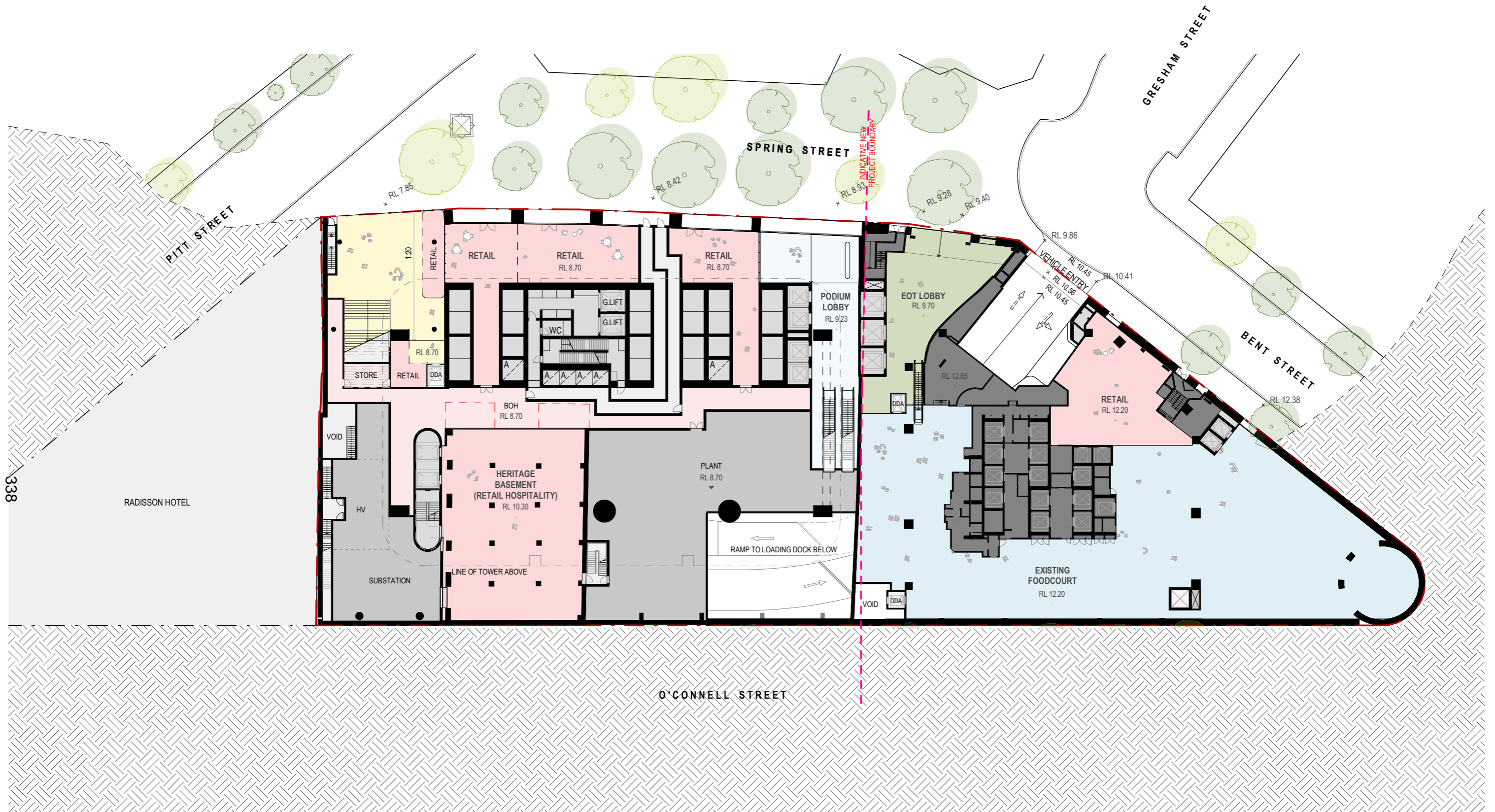
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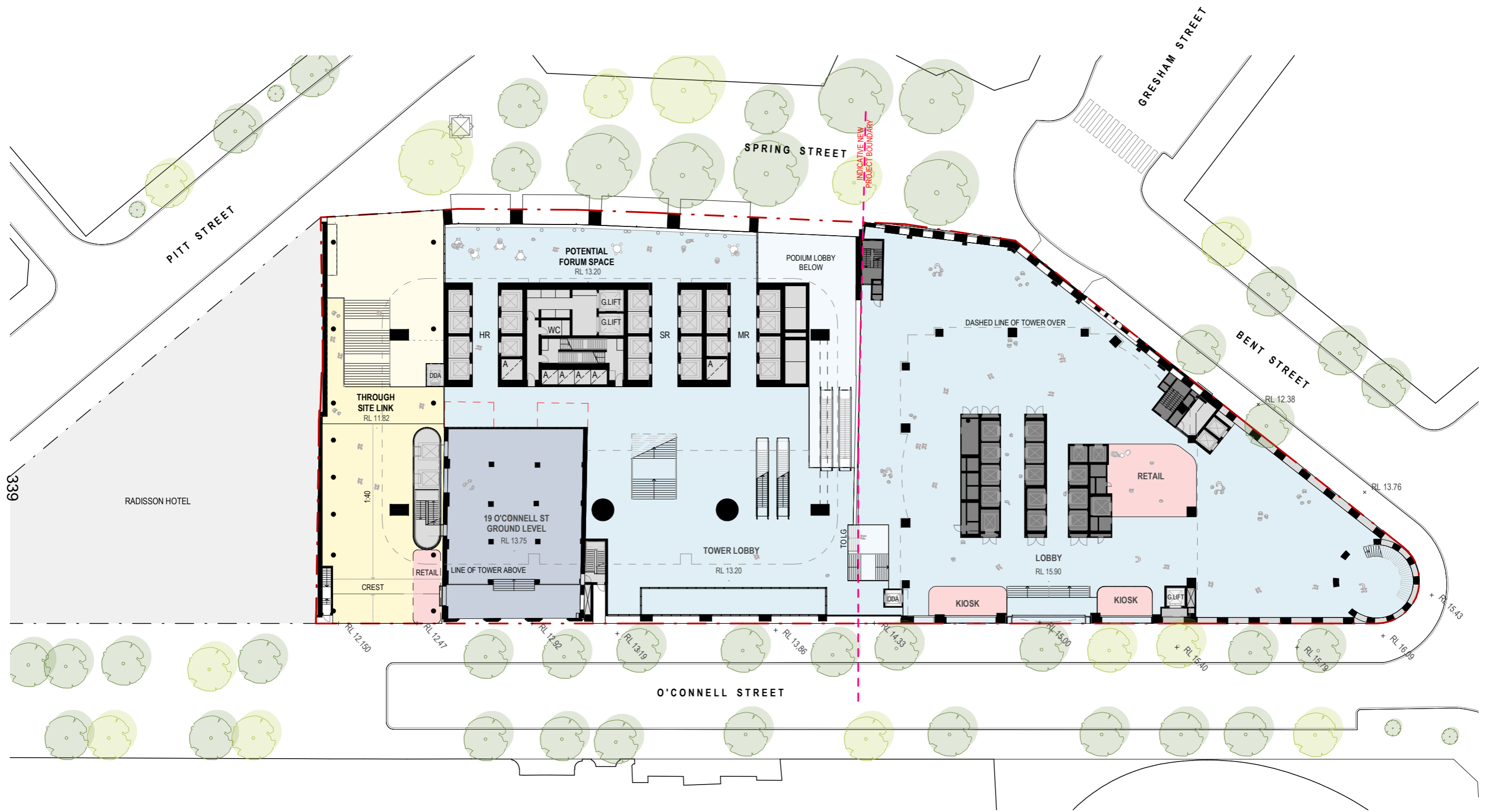
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DRAWING NUMBER  
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REVISION  
**C**



REV	DESCRIPTION	DATE
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C	ISSUE - REQUEST FOR PLANNING PROPOSAL	02/02/24
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	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

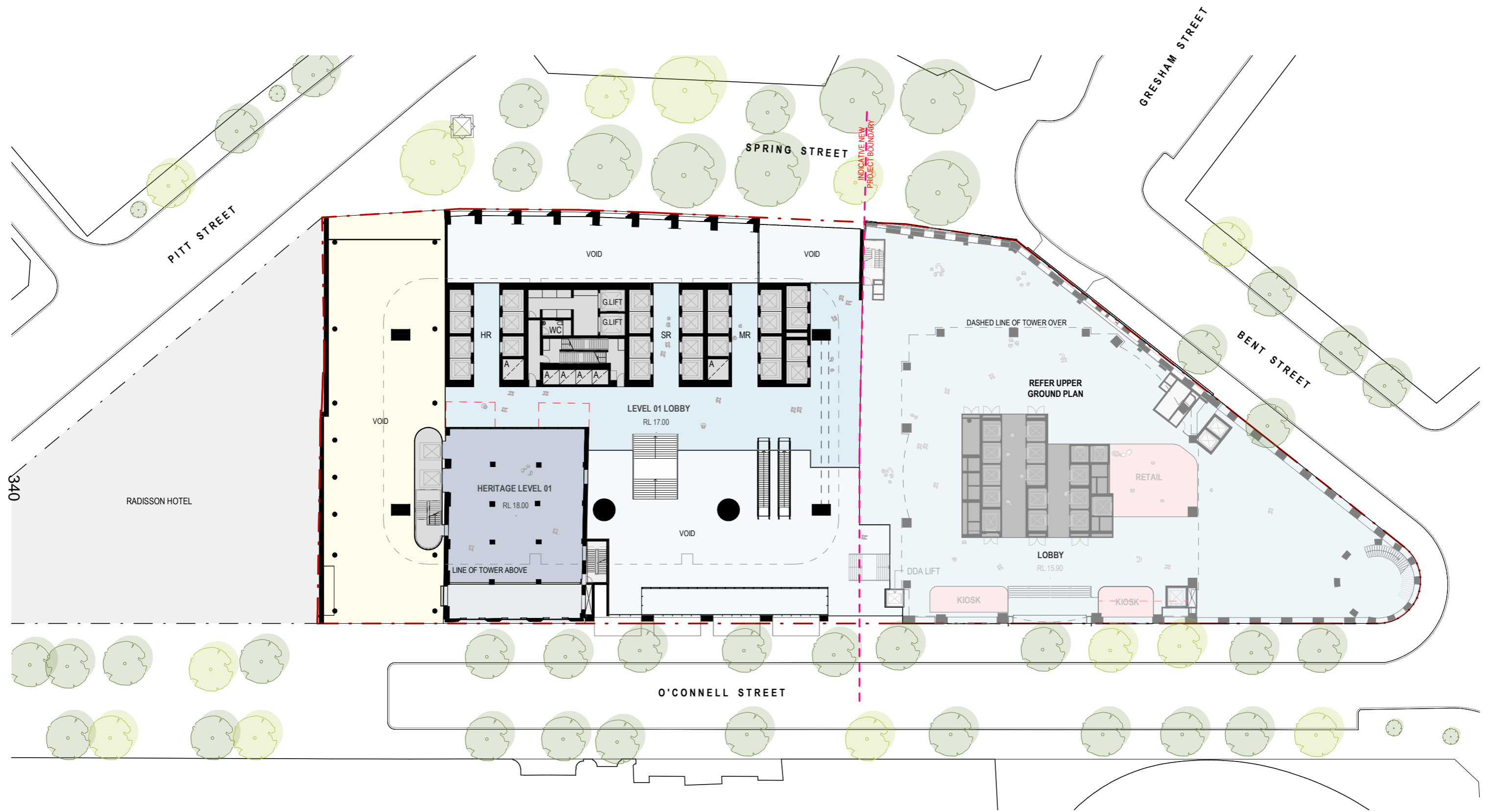


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A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
B	ISSUED FOR INFORMATION	31/01/23
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**UPPER GROUND**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1005a**  
 REVISION  
**C**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
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C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

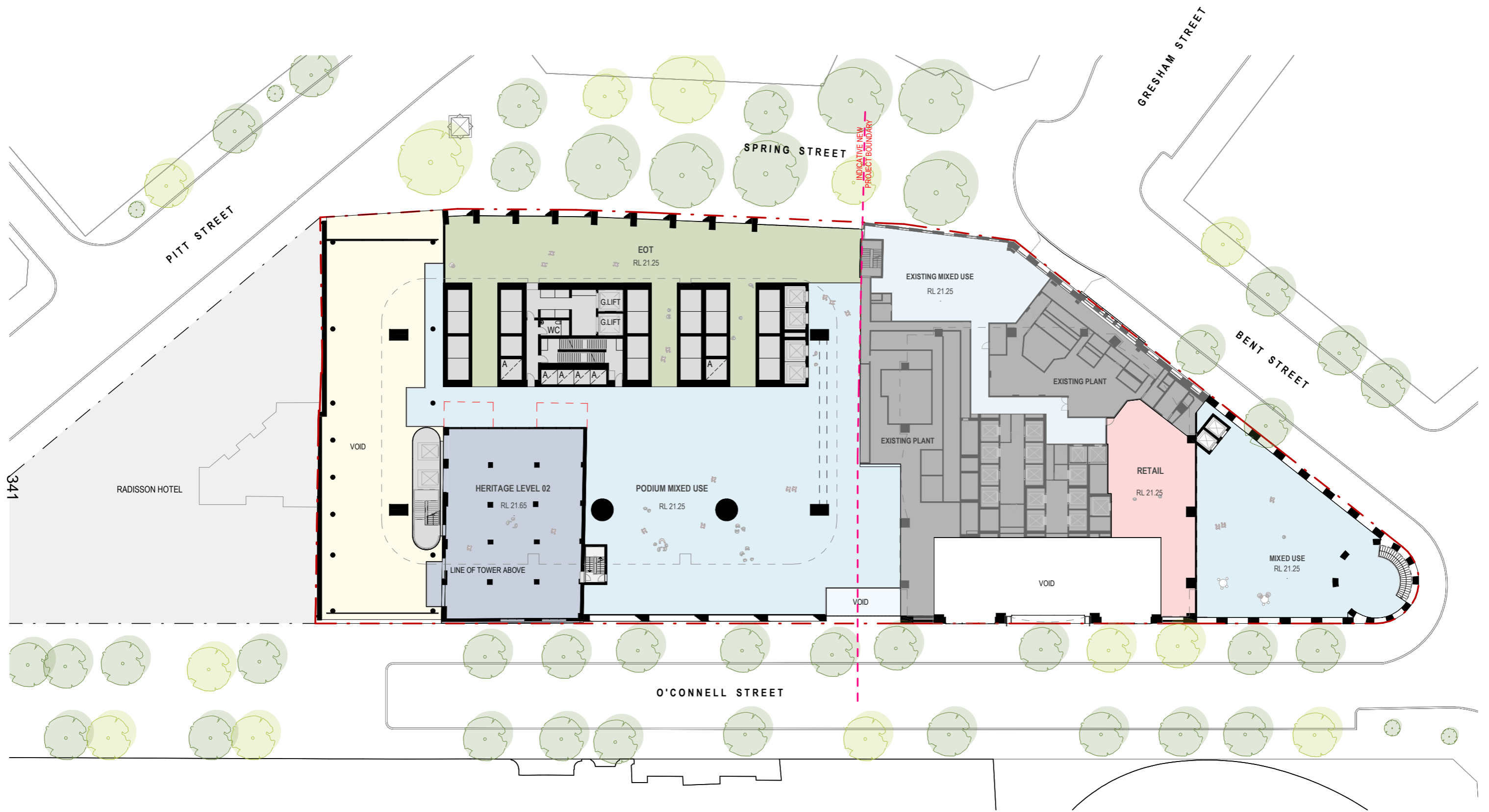
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**LEVEL 01**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1006a**

REVISION  
**C**



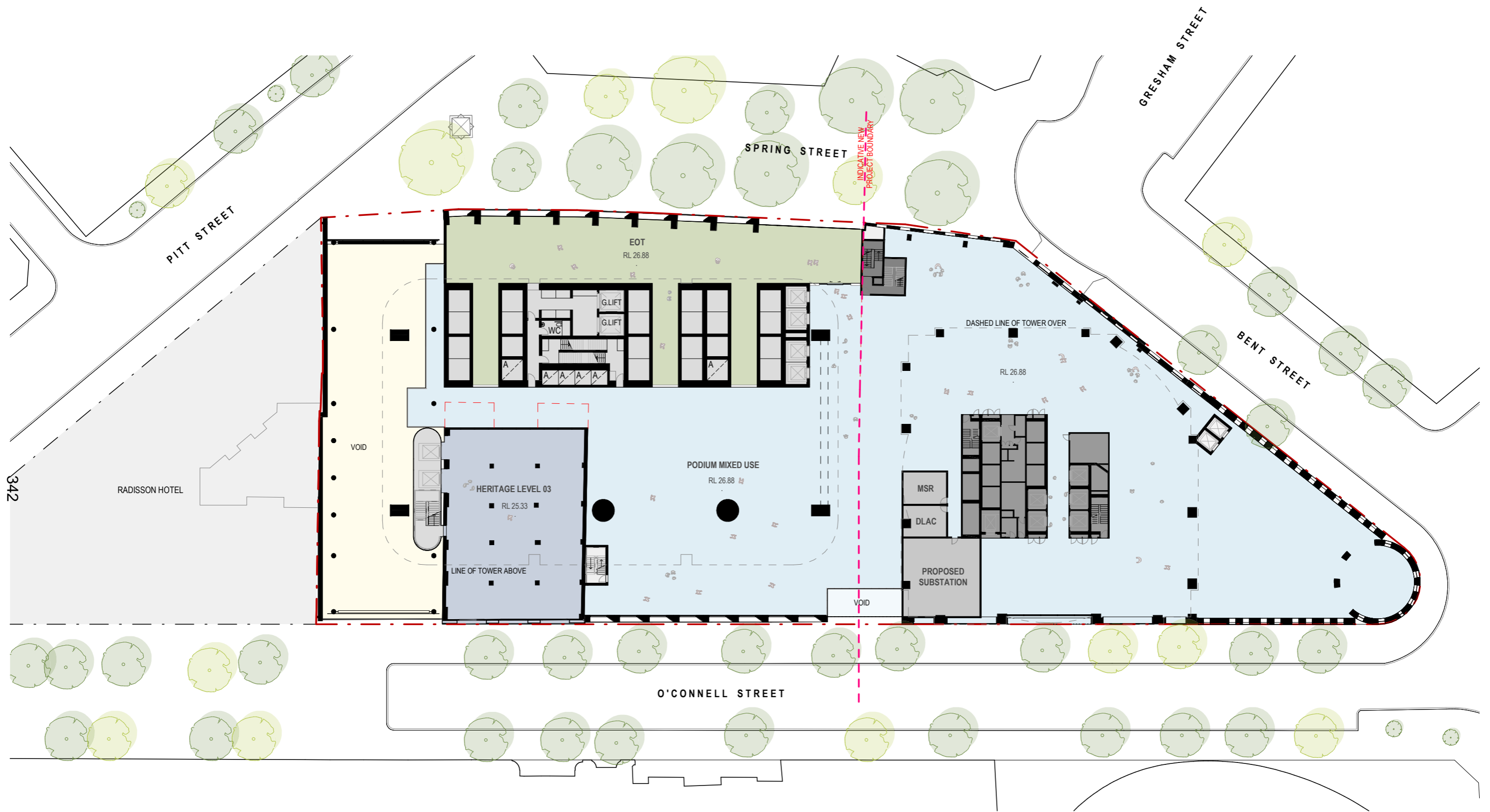


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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 02**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1007a**  
 REVISION  
**C**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
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B	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
C	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
C	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 03**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1008a**  
 REVISION  
**C**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
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C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 04**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1009a**  
REVISION  
**C**



REV	DESCRIPTION	DATE
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C	ISSUED FOR INFORMATION	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL PODIUM LEVEL (L05-L07)**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1010a**  
 REVISION  
**C**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
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C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 08 (PODIUM ROOF LOWER)**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1013a**  
 REVISION  
**C**



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REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
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C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
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	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 09 (PODIUM ROOF UPPER)**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1014a**

REVISION  
**C**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
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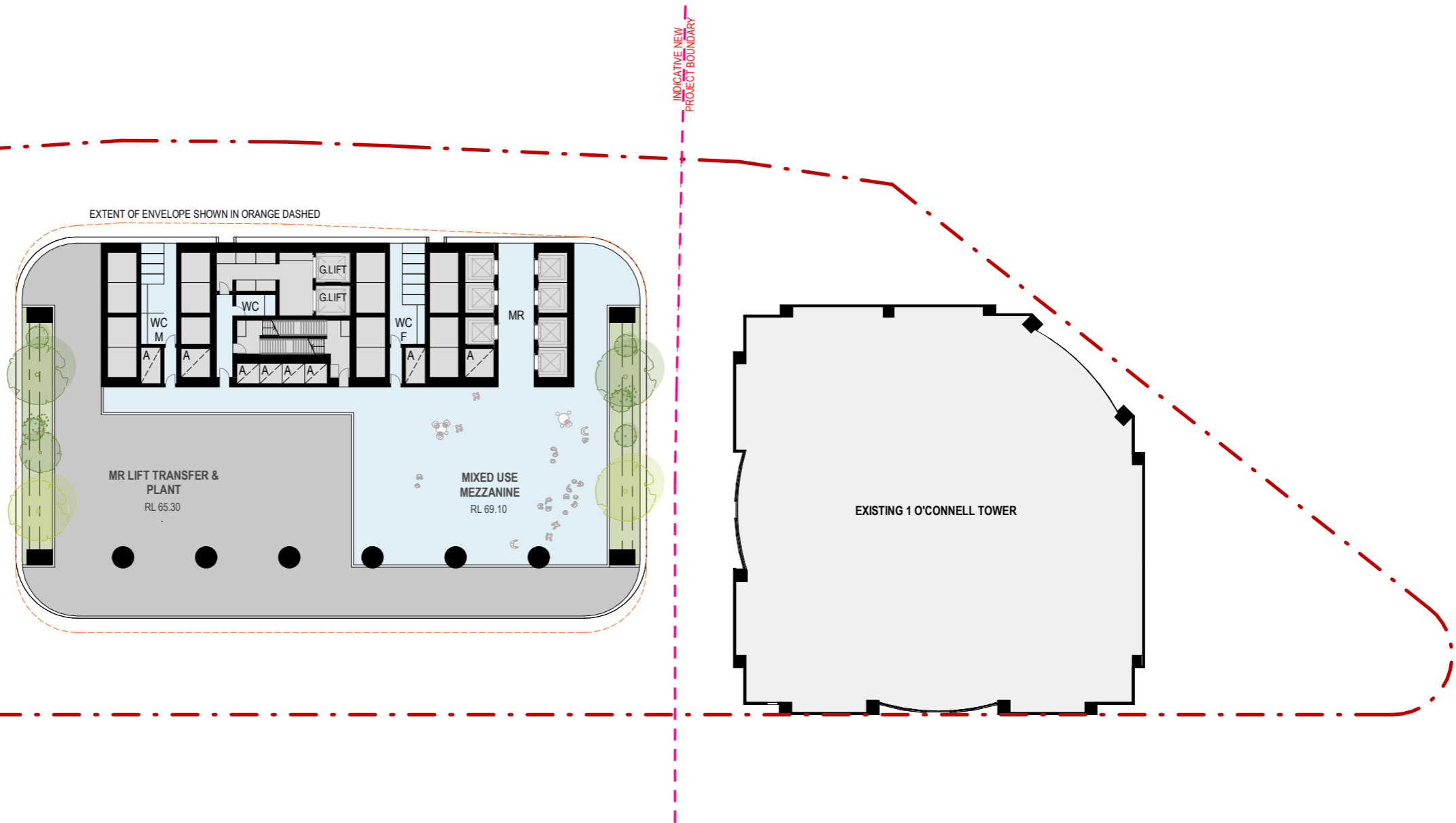
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 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

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 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
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 REVISION  
**C**

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RADISSON HOTEL



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
B	ISSUED FOR INFORMATION	31/01/23
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
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	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

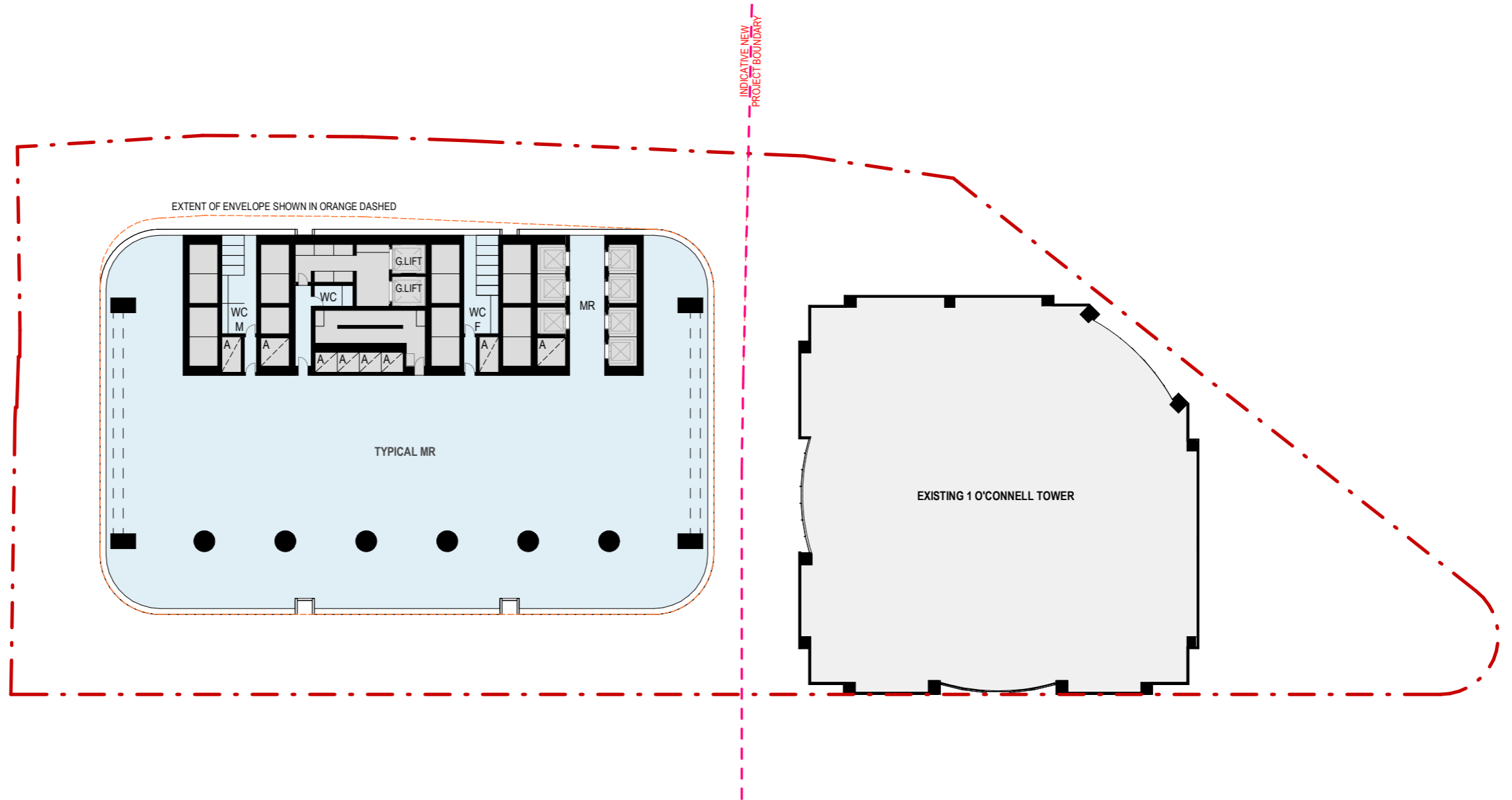
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SCALE  
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DRAWING NUMBER  
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REVISION  
**C**



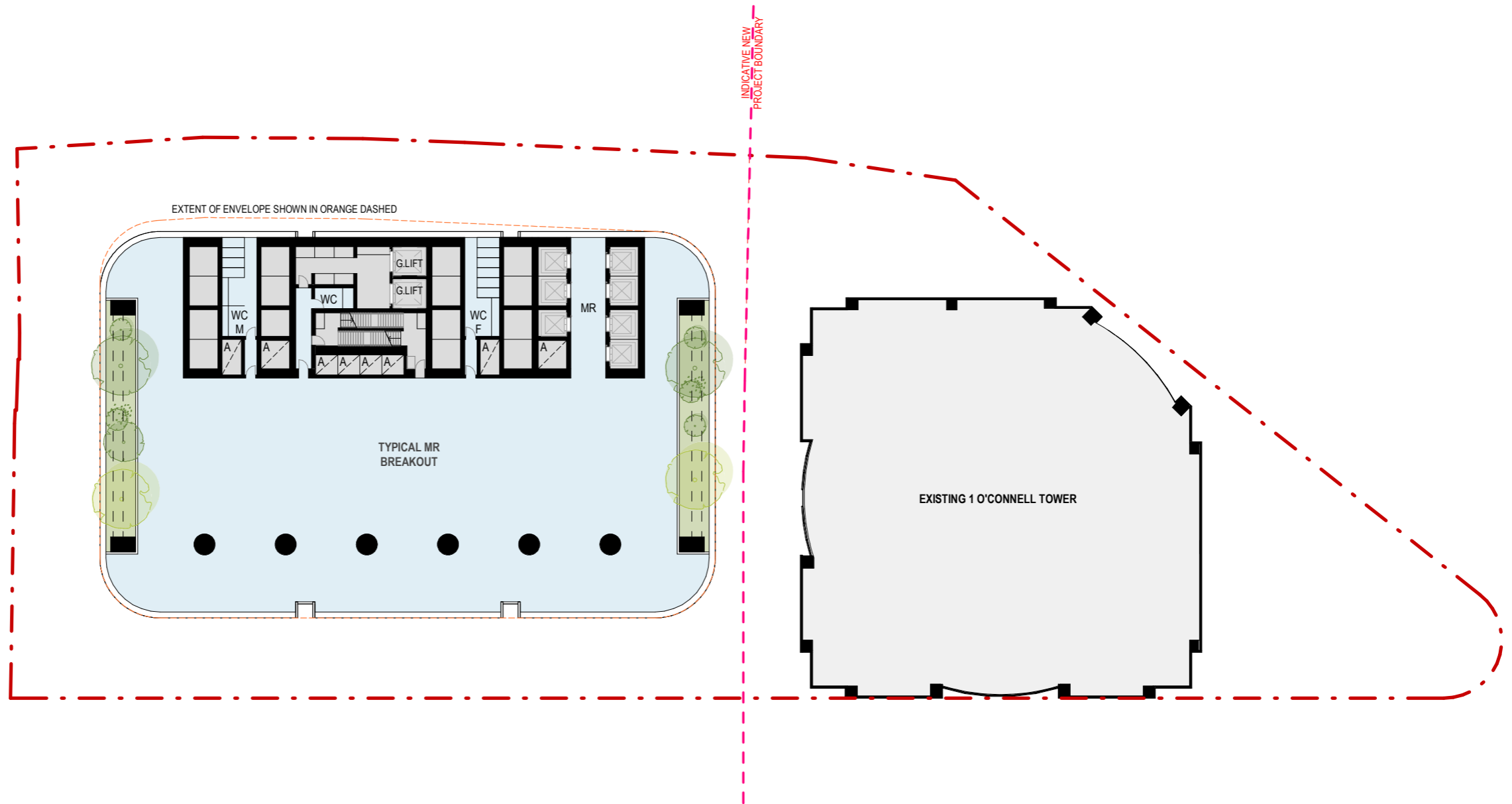


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	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

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DRAWING NUMBER  
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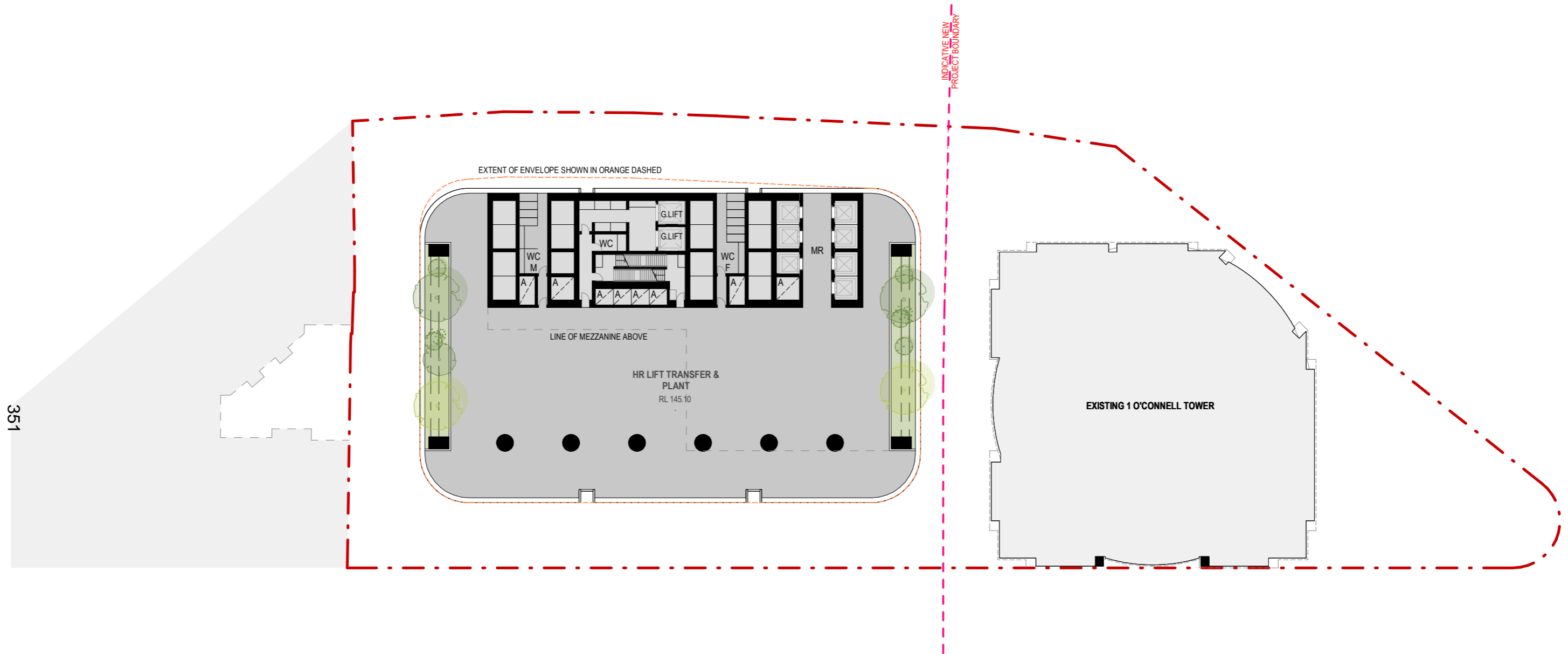


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C	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUED FOR INFORMATION	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL MR BREAKOUT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
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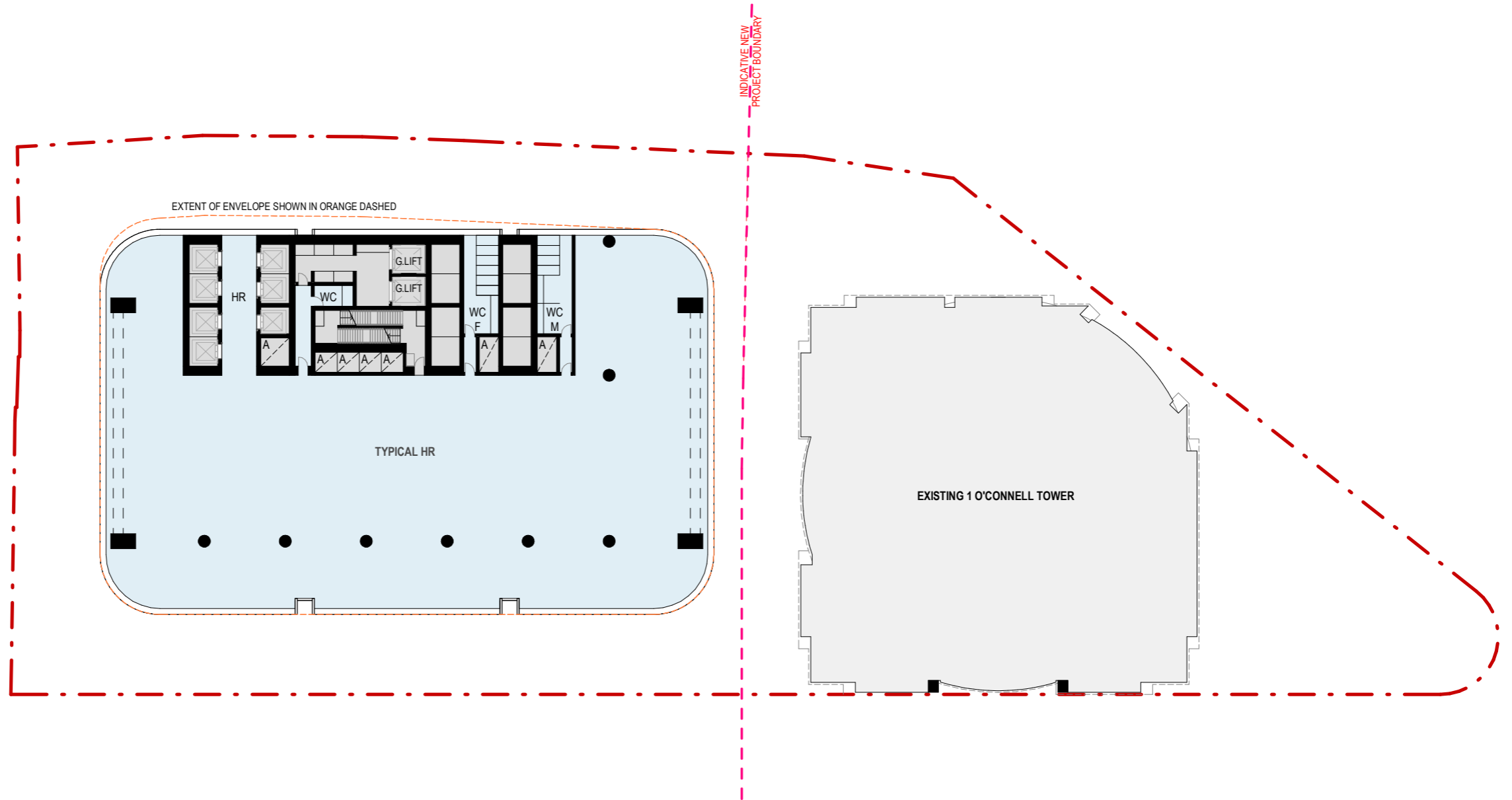


REV	DESCRIPTION	DATE
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B	ISSUED FOR INFORMATION	31/01/23
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
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DRAWING NUMBER  
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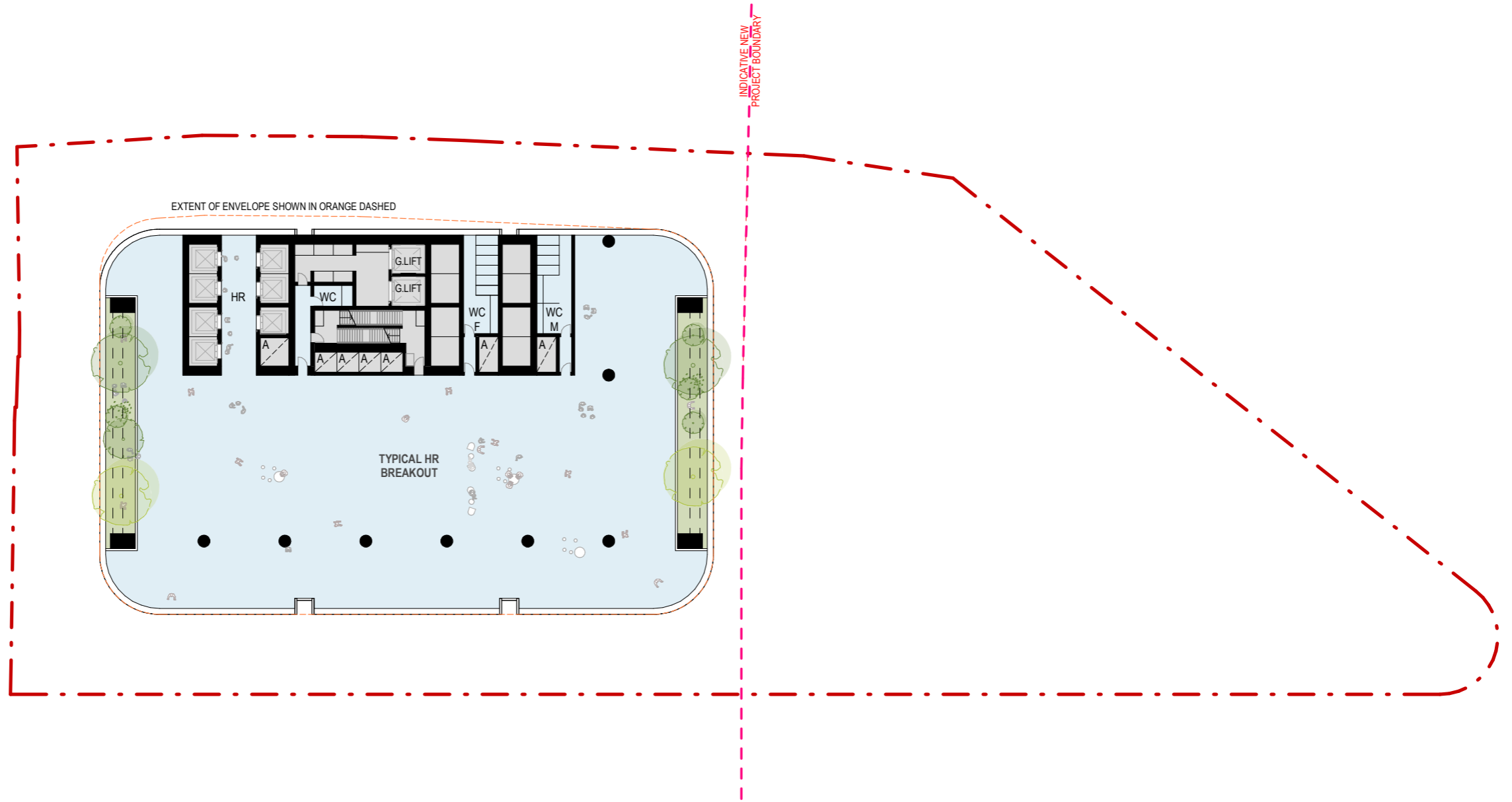


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B	ISSUED FOR INFORMATION	31/01/23
C	ISSUED FOR INFORMATION	02/02/24
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	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
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**1 : 500 @ A3**

DRAWING NUMBER  
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 REVISION  
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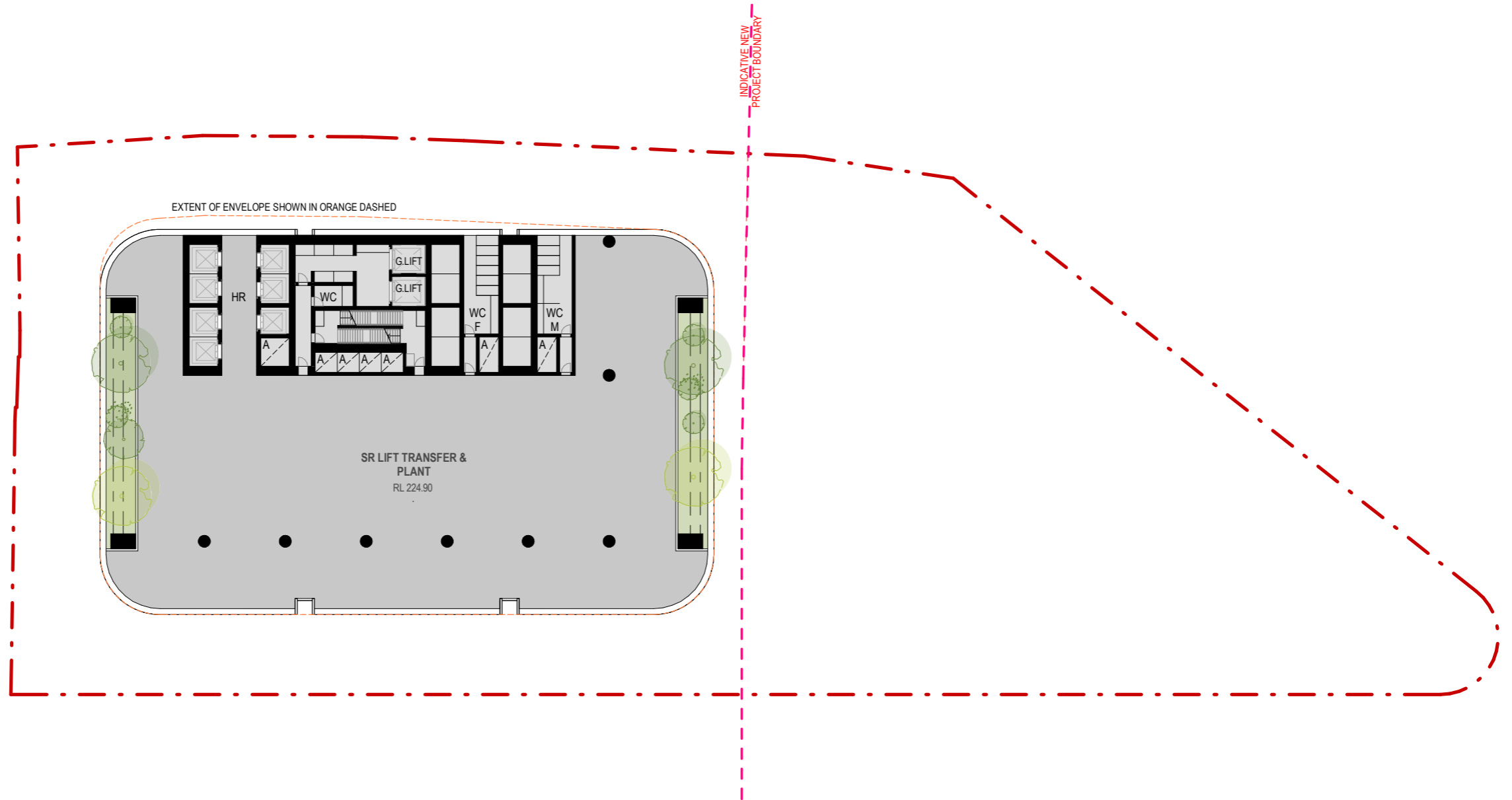


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B	ISSUED FOR INFORMATION	31/01/23
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	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

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DRAWING NUMBER  
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**C**

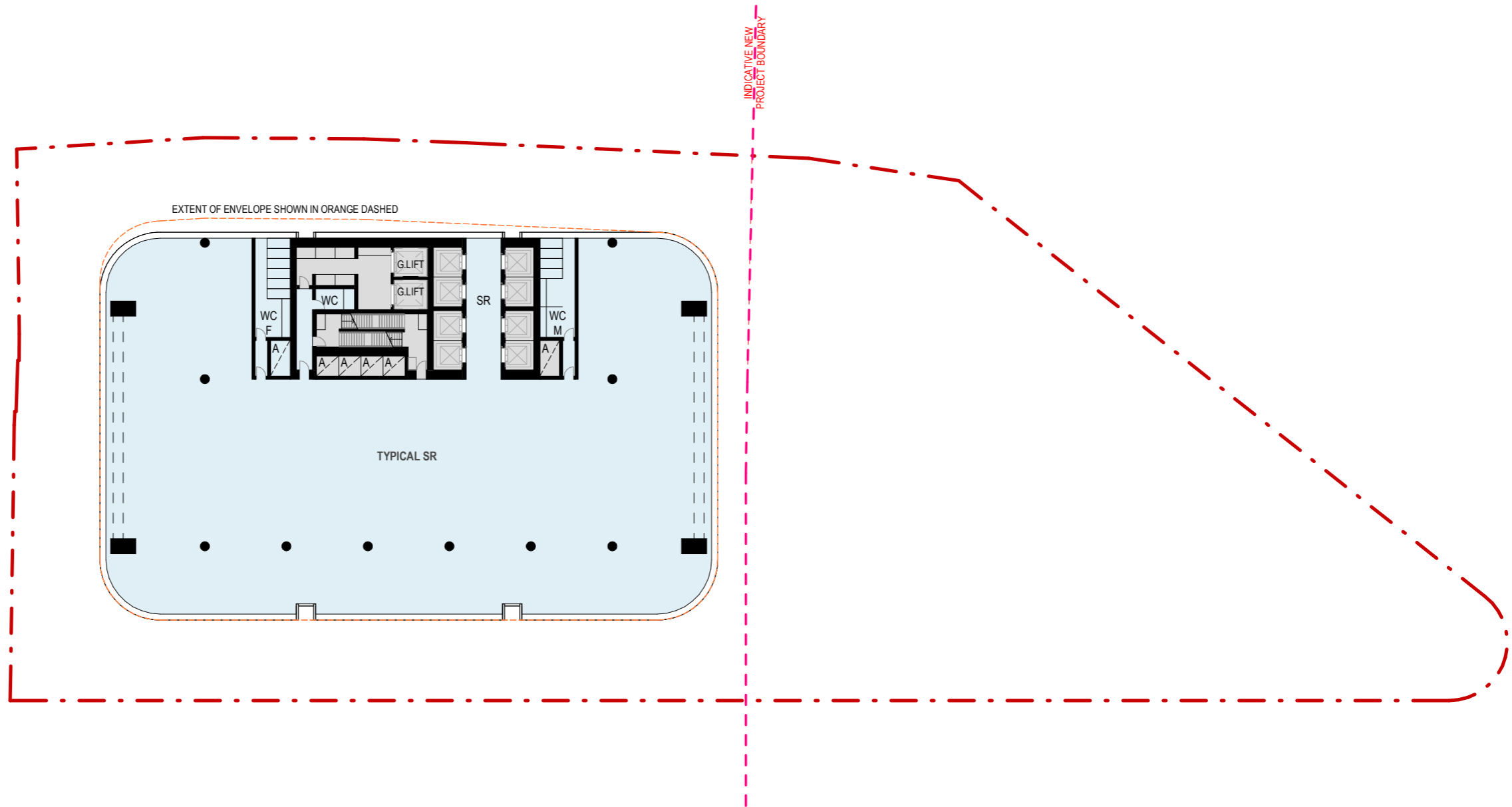


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C	ISSUED FOR INFORMATION	02/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

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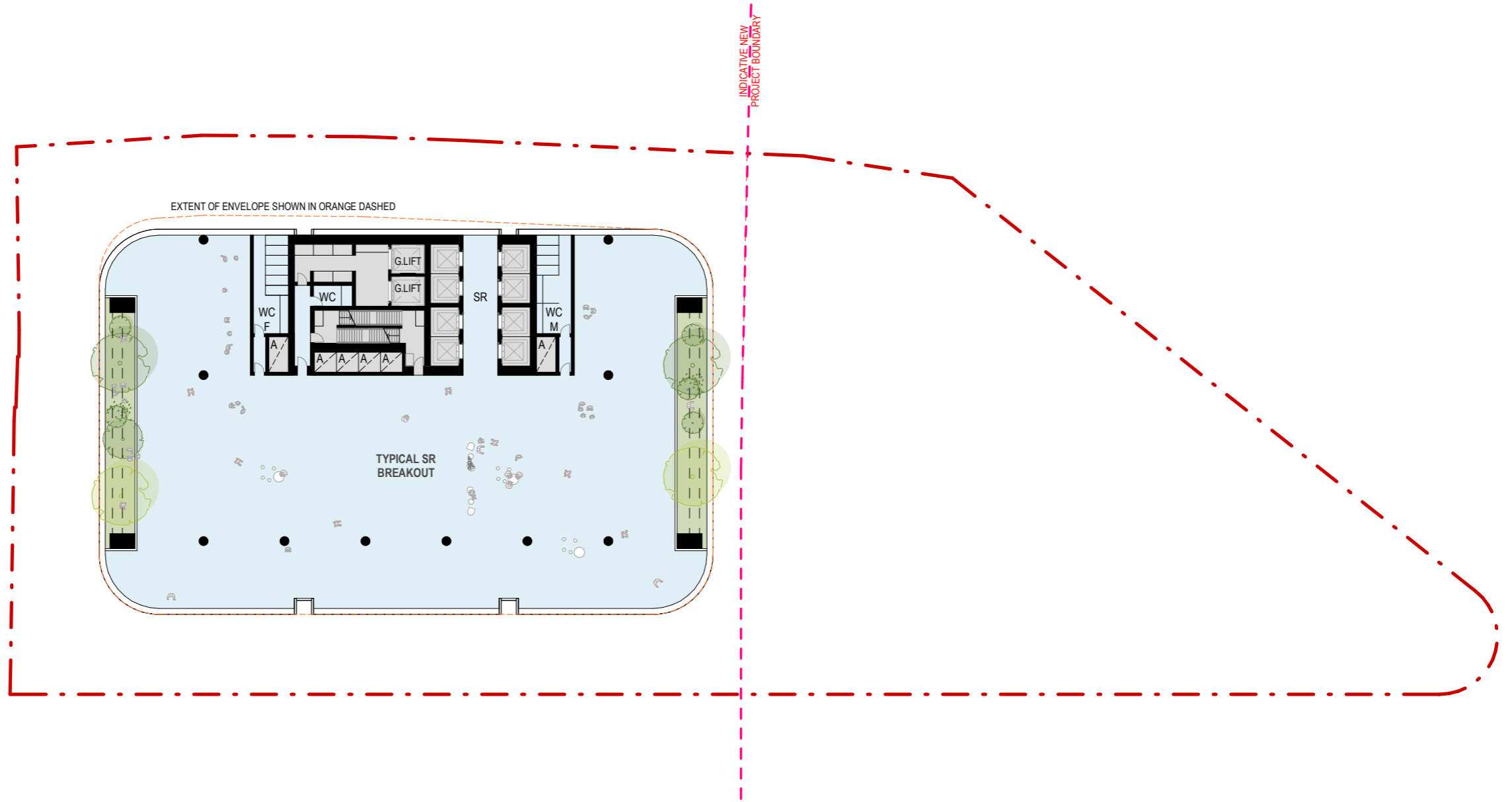


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	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
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 SCALE  
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DRAWING NUMBER  
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**C**



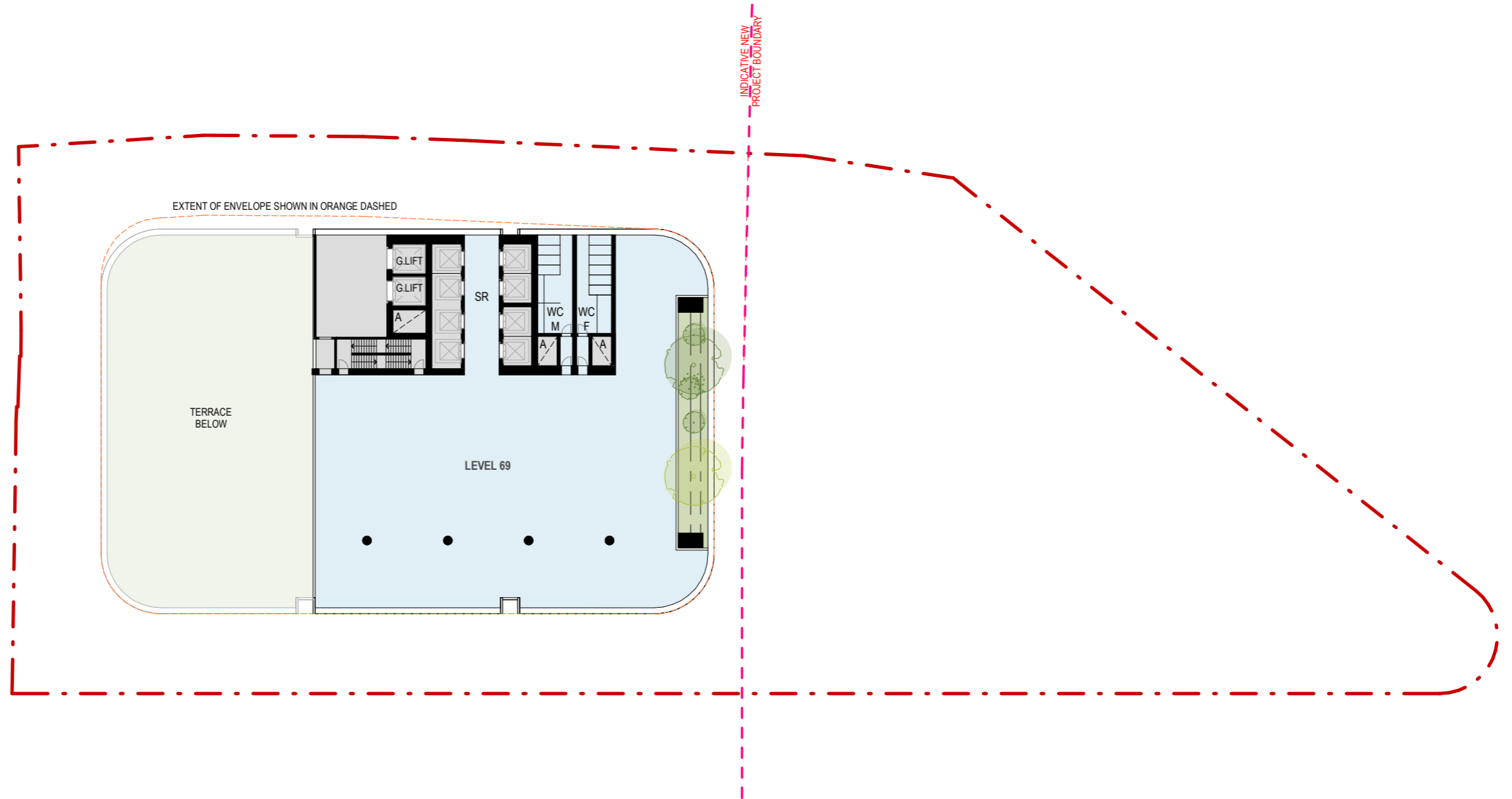
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	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
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 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
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 REVISION  
**C**



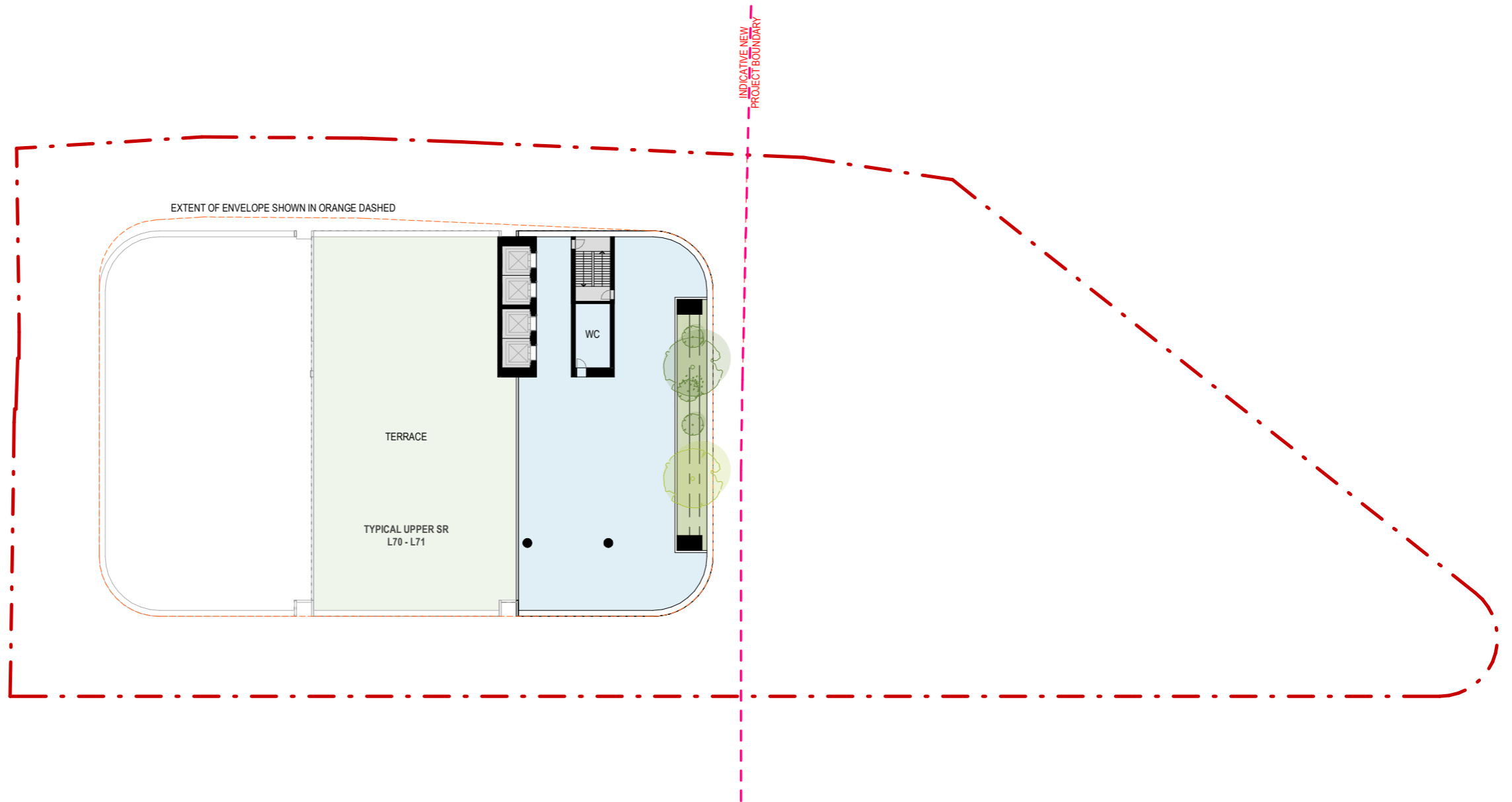


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C	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
		22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL UPPER SR (L69)**  
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**1 : 500 @ A3**

DRAWING NUMBER  
**A1026a**  
 REVISION  
**C**

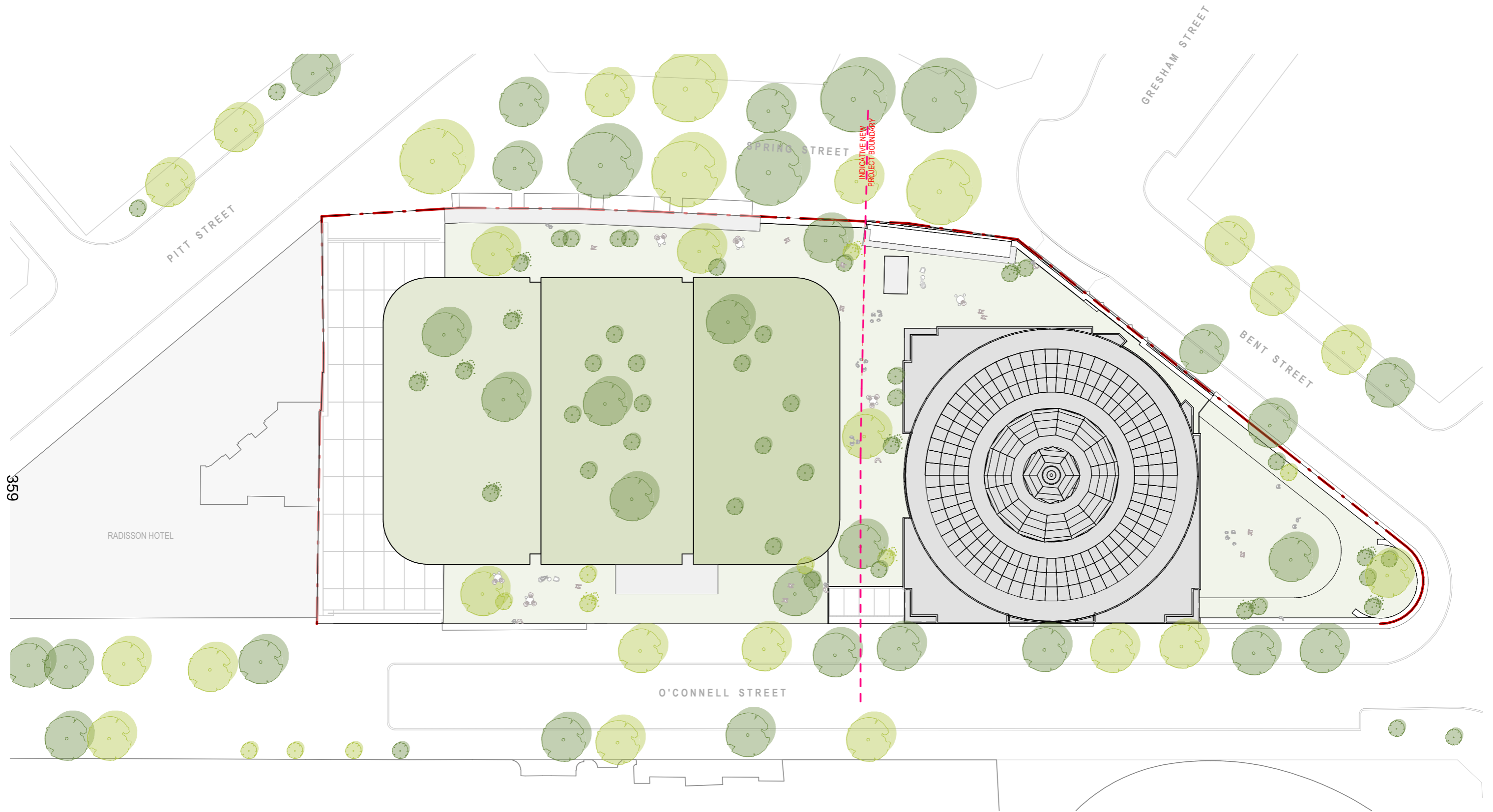


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C	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
		22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL UPPER SR (L70-71)**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1027a**  
 REVISION  
**C**



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RADISSON HOTEL

SPRING STREET

GRESHAM STREET

BENT STREET

O'CONNELL STREET

INDICATIVE NEW PROJECT BOUNDARY

**StewartArchitecture**

**MATTHEW PULLINGER ARCHITECT**  
NSW Registered Architect: 6226

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REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
C	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**ROOF**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1029a**  
REVISION  
**C**

Canberra Studio: 10/285 Canberra Avenue Fyshwick ACT 2609. P: +61 2 6228 1200  
Sydney Studio: 2/233-235 Bulwara Road Ultimo NSW 2007. P: +61 2 9061 4760  
stewartarchitecture.com.au. Primary Nominee Marcus Graham ACT 1090. NSW 10921. ABN 89 765 826

RL 319.1

RL 277.8

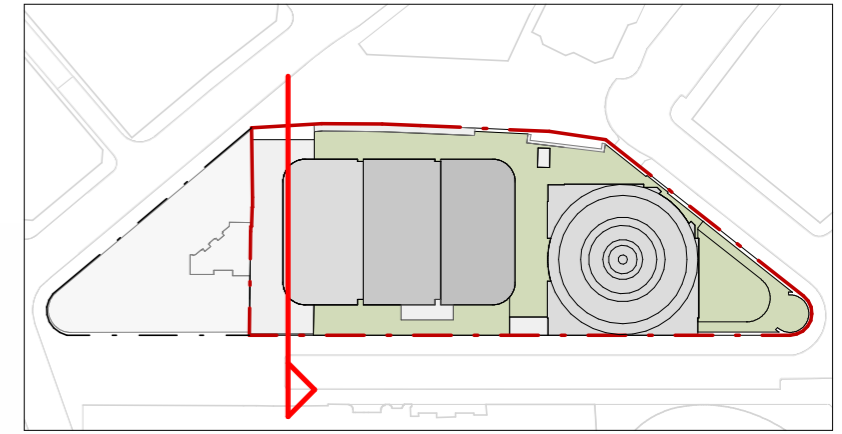
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L64 RL 259.10
L63 RL 255.30
L62 Breakout RL 251.50
L61 RL 247.70
L60 RL 243.90
L59 RL 240.10
L58 RL 236.30
L57 RL 232.50
L56 RL 228.70
L55 Lift Transfer & Plant RL 224.90
L54 RL 221.10
L53 RL 217.30
L52 RL 213.50
L51 RL 209.70
L50 RL 205.90
L49 RL 202.10
L48 Breakout RL 198.30
L47 RL 194.50
L46 RL 190.70
L45 RL 186.90
L44 RL 183.10
L43 RL 179.30
L42 RL 175.50
L41 Breakout RL 171.70
L40 RL 167.90
L39 RL 164.10
L38 RL 160.30
L37 RL 156.50
L36 RL 152.70
L35 RL 148.90
L34 Lift Transfer & Plant RL 145.10
L33 RL 141.30
L32 RL 137.50
L31 RL 133.70
L30 RL 129.90
L29 RL 126.10
L28 RL 122.30
L27 Breakout RL 118.50
L26 RL 114.70
L25 RL 110.90
L24 RL 107.10
L23 RL 103.30
L22 RL 99.50
L21 RL 95.70
L20 Breakout RL 91.90
L19 RL 88.10
L18 RL 84.30
L17 RL 80.50
L16 RL 76.70
L15 RL 72.90
L14 RL 69.10
L13 Lift Transfer & Plant RL 65.30
L08 Podium Lower RL 43.82
L07 RL 38.81
L05 RL 34.84
L04 RL 30.86
L03 RL 26.88
L02 RL 21.25
L01 RL 17.00
Upper Ground RL varies
Basement 03 RL -3.74

SPRING STREET

PROPOSED ENVELOPE

O'CONNELL STREET

L06 RL 36.29



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
B	ISSUE FOR INFORMATION	16/12/22
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

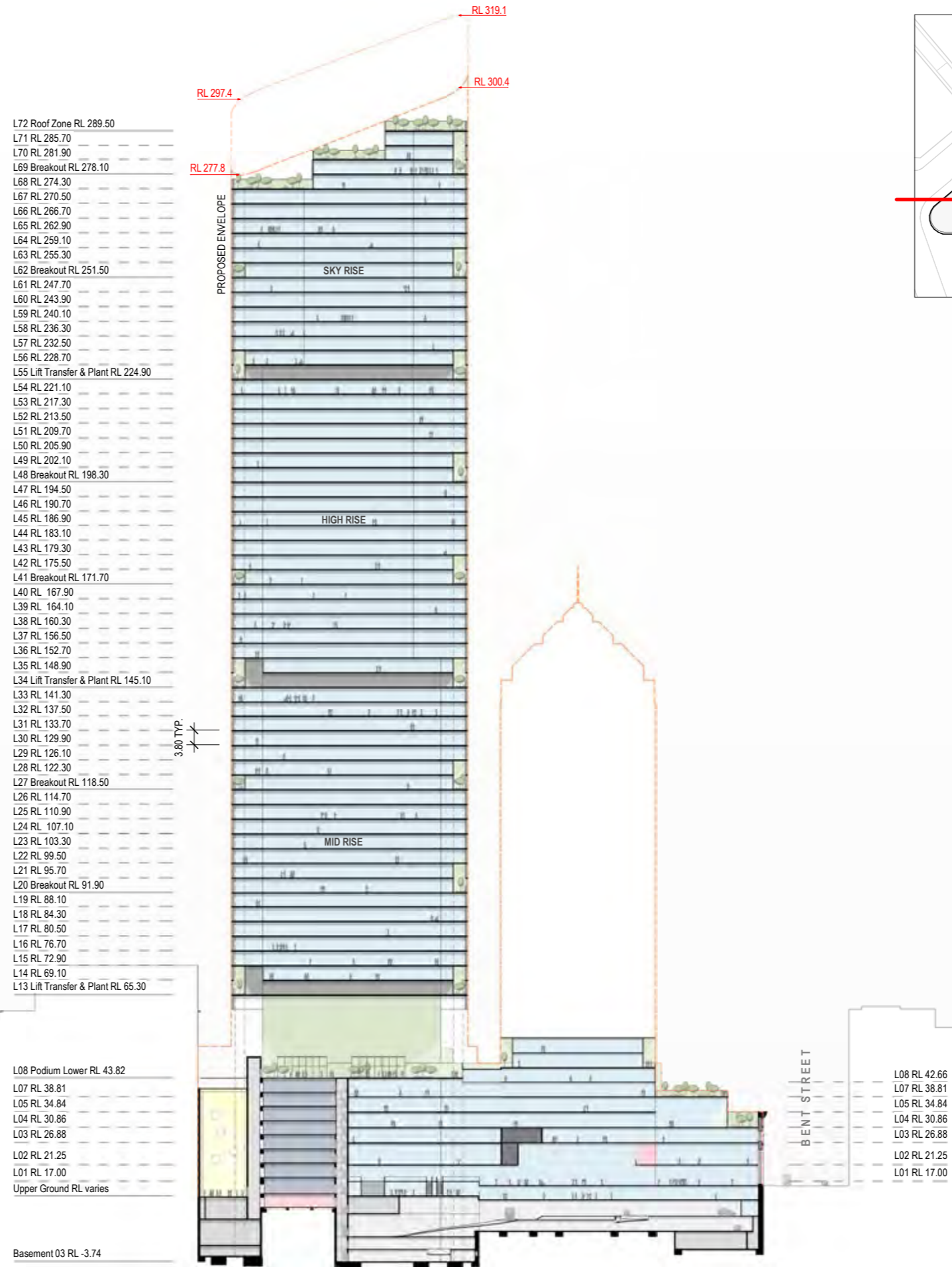
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**SECTION - THROUGH SITE LINK - FH - SIDE CORE**

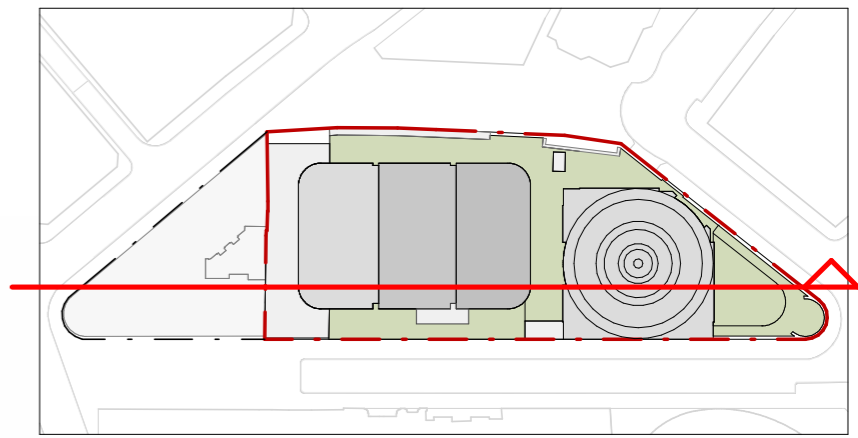
SCALE  
**NOT TO SCALE**

DRAWING NUMBER  
**A3004a**

REVISION  
**C**



L72 Roof Zone RL 289.50
L71 RL 285.70
L70 RL 281.90
L69 Breakout RL 278.10
L68 RL 274.30
L67 RL 270.50
L66 RL 266.70
L65 RL 262.90
L64 RL 259.10
L63 RL 255.30
L62 Breakout RL 251.50
L61 RL 247.70
L60 RL 243.90
L59 RL 240.10
L58 RL 236.30
L57 RL 232.50
L56 RL 228.70
L55 LiR Transfer & Plant RL 224.90
L54 RL 221.10
L53 RL 217.30
L52 RL 213.50
L51 RL 209.70
L50 RL 205.90
L49 RL 202.10
L48 Breakout RL 198.30
L47 RL 194.50
L46 RL 190.70
L45 RL 186.90
L44 RL 183.10
L43 RL 179.30
L42 RL 175.50
L41 Breakout RL 171.70
L40 RL 167.90
L39 RL 164.10
L38 RL 160.30
L37 RL 156.50
L36 RL 152.70
L35 RL 148.90
L34 LiR Transfer & Plant RL 145.10
L33 RL 141.30
L32 RL 137.50
L31 RL 133.70
L30 RL 129.90
L29 RL 126.10
L28 RL 122.30
L27 Breakout RL 118.50
L26 RL 114.70
L25 RL 110.90
L24 RL 107.10
L23 RL 103.30
L22 RL 99.50
L21 RL 95.70
L20 Breakout RL 91.90
L19 RL 88.10
L18 RL 84.30
L17 RL 80.50
L16 RL 76.70
L15 RL 72.90
L14 RL 69.10
L13 LiR Transfer & Plant RL 65.30
L08 Podium Lower RL 43.82
L07 RL 38.81
L05 RL 34.84
L04 RL 30.86
L03 RL 26.88
L02 RL 21.25
L01 RL 17.00
Upper Ground RL varies
Basement 03 RL -3.74



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
B	ISSUE FOR INFORMATION	16/12/22
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	13/02/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**SECTION - LONG SECTION - FH - SIDE CORE**  
 SCALE  
**NOT TO SCALE**

DRAWING NUMBER  
**A3005a**  
 REVISION  
**C**

# 10.13 Area Schedule

Measured From the Reference Design - Reference Scheme 1

TOTAL PROPOSED FSR:  
23.1:1

	Level	Description	Floor to Floor Height (m)	Proposed Envelope Area (m <sup>2</sup> )	Gross Building Area (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup> )
Roof Zone (7)	Level 78	Roof zone	3.80	39	0	0
	Level 77	Roof zone	3.80	159	0	0
	Level 76	Roof zone	3.80	355	0	0
	Level 75	Roof zone	3.80	625	0	0
	Level 74	Roof zone	3.80	964	0	0
	Level 73	Roof zone	3.80	1,334	0	0
	Level 72	Roof zone	3.80	1,676	0	0
Sky Rise (16)	Level 71	Commercial - breakout	3.80	1,955	667	525
	Level 70	Commercial - breakout	3.80	2,169	667	525
	Level 69	Commercial - breakout	3.80	2,313	1,413	1,119
	Level 68	Commercial	3.80	2,387	1,486	1,201
	Level 67	Commercial	3.80	2,391	2,258	1,941
	Level 66	Commercial	3.80	2,391	2,258	1,941
	Level 65	Commercial	3.80	2,391	2,258	1,941
	Level 64	Commercial	3.80	2,391	2,258	1,941
	Level 63	Commercial - breakout	3.80	2,391	2,185	1,844
	Level 62	Commercial - breakout	3.80	2,391	2,113	1,788
	Level 61	Commercial	3.80	2,391	2,258	1,941
	Level 60	Commercial	3.80	2,391	2,258	1,941
	Level 59	Commercial	3.80	2,391	2,258	1,941
	Level 58	Commercial	3.80	2,391	2,258	1,941
	Level 57	Commercial	3.80	2,391	2,258	1,941
	Level 56	Commercial - breakout	3.80	2,391	2,185	1,844
Plant	Level 55	Plant	3.80	2,391	2,113	0
	Level 54	Commercial	3.80	2,391	2,258	1,826
High Rise (20)	Level 53	Commercial	3.80	2,391	2,258	1,826
	Level 52	Commercial	3.80	2,391	2,258	1,826
	Level 51	Commercial	3.80	2,391	2,258	1,826
	Level 50	Commercial	3.80	2,391	2,258	1,826
	Level 49	Commercial - breakout	3.80	2,391	2,185	1,745
	Level 48	Commercial - breakout	3.80	2,391	2,185	1,745
	Level 47	Commercial	3.80	2,391	2,258	1,826
	Level 46	Commercial	3.80	2,391	2,258	1,826
	Level 45	Commercial	3.80	2,391	2,258	1,826
	Level 44	Commercial	3.80	2,391	2,258	1,826
	Level 43	Commercial	3.80	2,391	2,258	1,826
	Level 42	Commercial - breakout	3.80	2,391	2,185	1,745
	Level 41	Commercial - breakout	3.80	2,391	2,113	1,664
	Level 40	Commercial	3.80	2,391	2,258	1,826
	Level 39	Commercial	3.80	2,391	2,258	1,826
	Level 38	Commercial	3.80	2,391	2,258	1,826
	Level 37	Commercial	3.80	2,391	2,258	1,826
	Level 36	Commercial	3.80	2,391	2,258	1,826
	Level 35	Commercial - mezzanine	3.80	2,391	1,190	700
	Mid Rise (20)	Level 34	Plant	7.60	2,391	2,113
Level 33		Commercial	3.80	2,391	2,258	1,727
Level 32		Commercial	3.80	2,391	2,258	1,727
Level 31		Commercial	3.80	2,391	2,258	1,727
Level 30		Commercial	3.80	2,391	2,258	1,727
Level 29		Commercial	3.80	2,391	2,258	1,727
Level 28		Commercial - breakout	3.80	2,391	2,185	1,645
Level 27		Commercial - breakout	3.80	2,391	2,113	1,564
Level 26		Commercial	3.80	2,391	2,258	1,727
Level 25		Commercial	3.80	2,391	2,258	1,727
Level 24		Commercial	3.80	2,391	2,258	1,727
Level 23		Commercial	3.80	2,391	2,258	1,727
Level 22		Commercial	3.80	2,391	2,258	1,727
Level 21		Commercial - breakout	3.80	2,391	2,185	1,645
Level 20		Commercial - breakout	3.80	2,391	2,185	1,645
Level 19		Commercial	3.80	2,391	2,239	1,708
Level 18		Commercial	3.80	2,391	2,239	1,708
Level 17		Commercial	3.80	2,391	2,220	1,689
Level 16		Commercial	3.80	2,391	2,220	1,689
Level 15		Commercial	3.80	2,391	2,200	1,670
Level 14	Commercial - mezzanine	3.80	2,391	1,190	700	
Tower Undercroft (3)	Level 13	Plant	7.60	2,391	2,041	0
	Level 12	Undercroft	3.80	2,391	644	0
	Level 11	Undercroft	3.80	2,391	644	0
Podium (11)	Level 10	Undercroft	6.00	2,391	689	0
	Level 9	Commercial	3.77	3,653	1,308	172
	Level 8	Commercial	3.50	3,653	2,003	899
	Level 7	Commercial	3.56	4,022	3,077	1,910
	Level 6	Commercial	3.65	4,022	589	497
	Level 5	Commercial	3.66	4,022	3,077	1,910
	Level 4	Commercial	3.65	4,022	3,158	2,526
	Level 3	Commercial	3.65	4,022	3,146	2,508
	Level 2	Commercial	3.68	4,022	3,160	2,522
	Level 1	Commercial	4.66	4,022	2,986	1,079
	Upper Ground	Retail/Lobby	3.80	4,022	3,011	2,074
Lower Ground	Retail/Lobby	5.09	4,022	3,685	1,520	
Basement (4)	Basement Mezz.	EOT	2.71	-	3,540	114
	Basement 01	Loading/Plant	2.74	-	3,540	55
	Basement 02	EOT/Parking/Plant	3.20	-	3,540	226
	Basement 03	Parking/Plant	3.20	-	1,399	0

Site Area (m <sup>2</sup> )
6,737

	Proposed Envelope Area (m <sup>2</sup> )	Gross Building Area (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup> )	FSR
Tower	152,654	126,566	94,240	14.0 : 1
Podium	43,504	29,200	17,617	2.6 : 1
<b>Sub total</b>	<b>196,158</b>	<b>155,766</b>	<b>111,857</b>	<b>16.6 : 1</b>
Below Ground	-	12,019	395	0.1 : 1
<b>Sub total</b>	<b>196,158</b>	<b>167,785</b>	<b>112,252</b>	<b>16.7 : 1</b>
1 O'Connell	-	-	43,684	6.5 : 1
<b>TOTAL</b>			<b>155,936</b>	<b>23.1 : 1</b>

Building Efficiencies			
	ENV:GBA	GBA:GFA	
Tower	84%	74%	
Podium	67%	60%	
<b>TOTAL</b>	<b>79%</b>	<b>72%</b>	

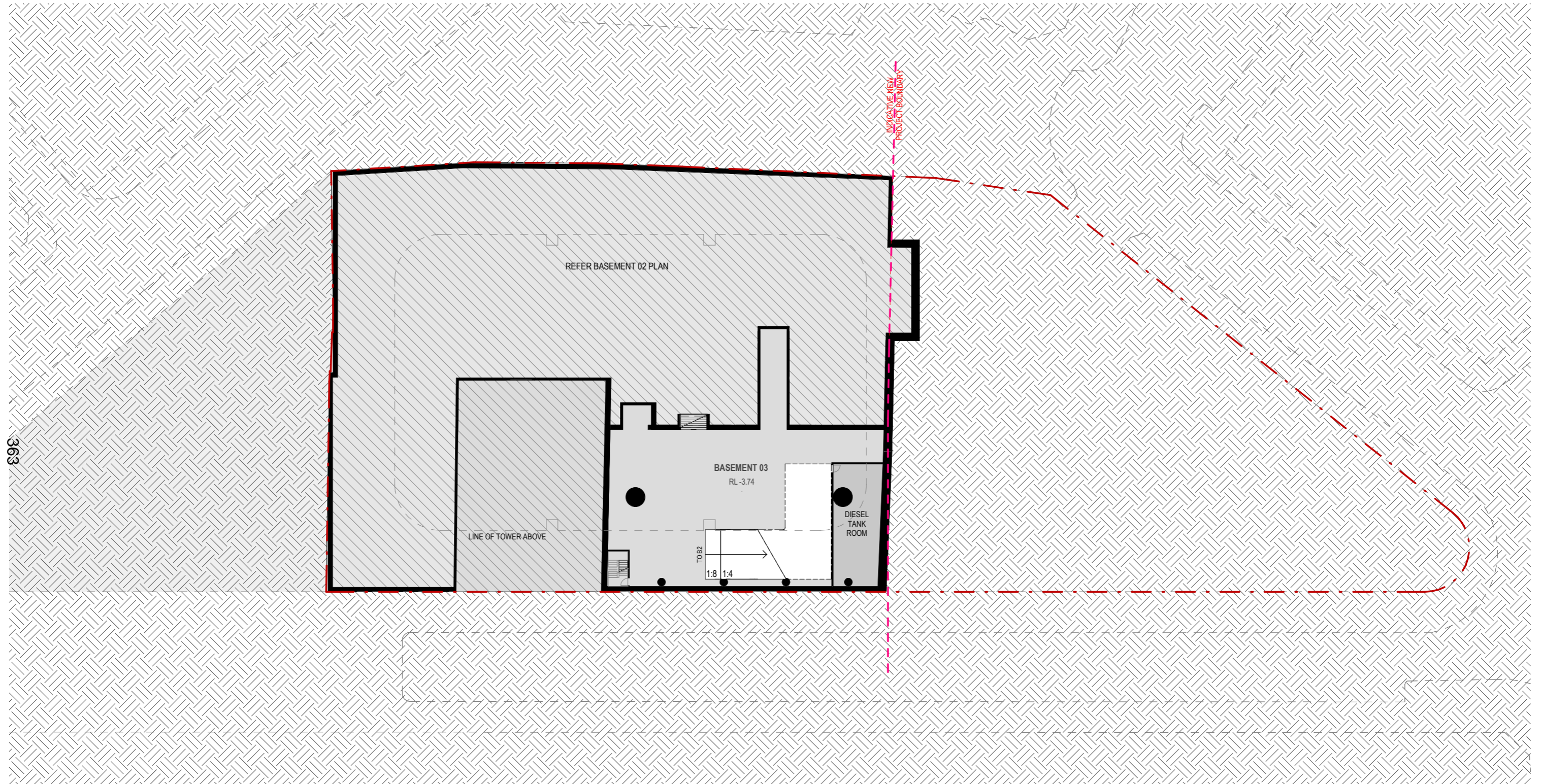
## 1 O'CONNELL STREET GFA

	Level (existing building)	Level (new precinct podium)	Description	Existing GFA as Surveyed (m <sup>2</sup> )	Existing GFA Removed/ Demolished (approx.) (m <sup>2</sup> )	Proposed Additional GFA (m <sup>2</sup> )
Tower	Levels 13-38		Commercial	27,005	0	0
	Level 12	Level 10	Commercial	1,264	644	0
	Level 11	Level 9	Commercial	1,264	644	0
Podium	Level 10	Level 8	Commercial	1,325	1	483
	Level 9	Level 7	Commercial	1,452	1	361
	Level 8	Level 5	Commercial	1,445	1	358
	Level 7	Level 4	Commercial	1,428	1	678
	Level 6	Level 3	Commercial	1,426	169	923
	Level 5	Level 2	Commercial	1,203	321	314
	-	Level 1	-	0	0	0
	Level 4	Upper Ground	Retail/Lobby	2,365	351	289
Level 3	Lower Ground	Retail/EOT	2,200	363	24	
Basement	Level 2	Basement Mezz.	Parking/Plant	376	86	83
	Level 1	Basement 01	Loading/Parking/Plant	0	0	0
<b>TOTAL</b>			<b>42,753</b>	<b>2,582</b>	<b>3,513</b>	

	Gross Floor Area (m <sup>2</sup> )
Total Existing Surveyed GFA	42,753
Total GFA Removed/Demolished	-2,582
Total Proposed GFA	3,513
<b>TOTAL</b>	<b>43,684</b>

# 10.14 Reference Scheme 2 Drawing Set

Centre Core Scheme



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

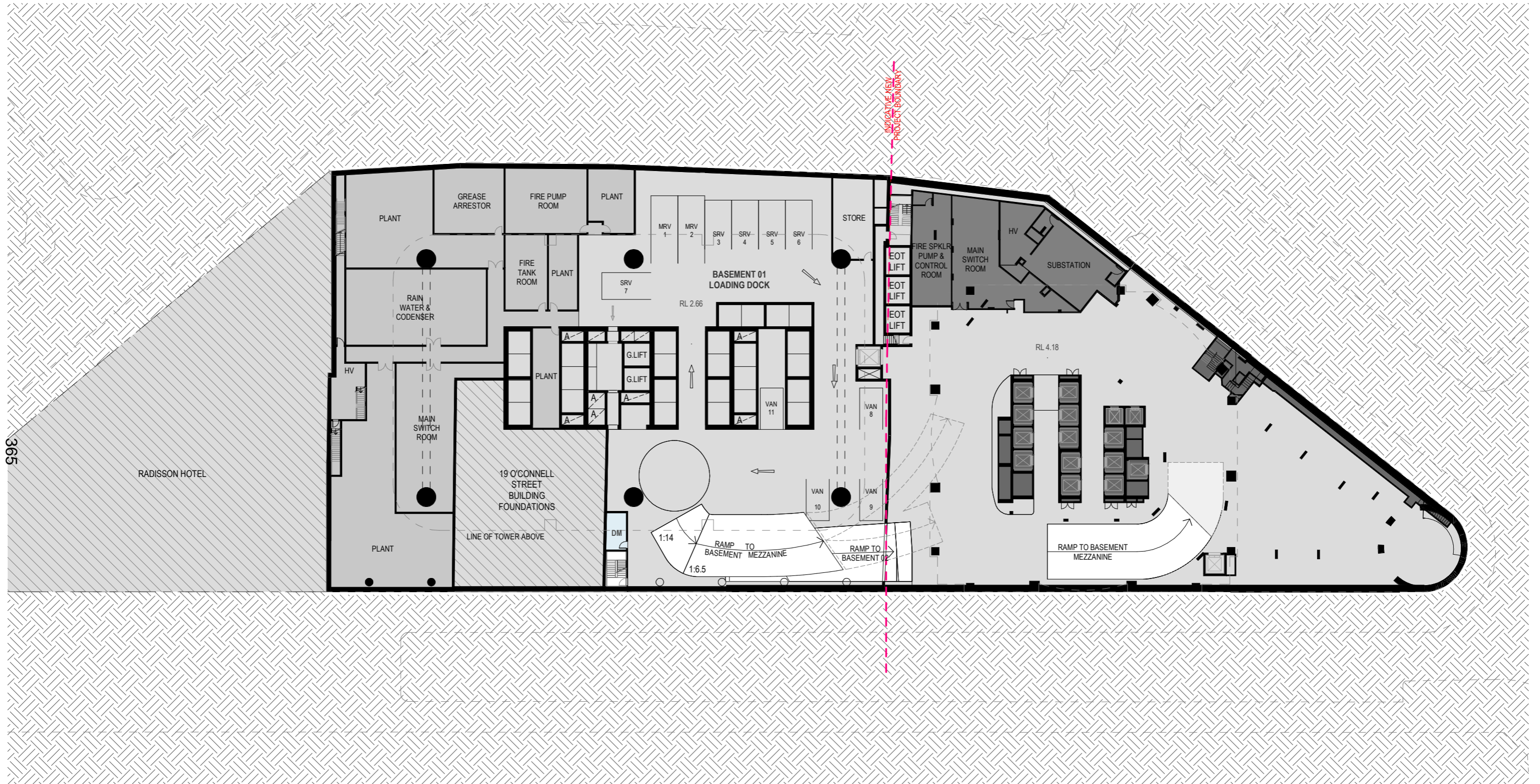
PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**BASEMENT 03**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1000b**  
REVISION  
**B**







REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

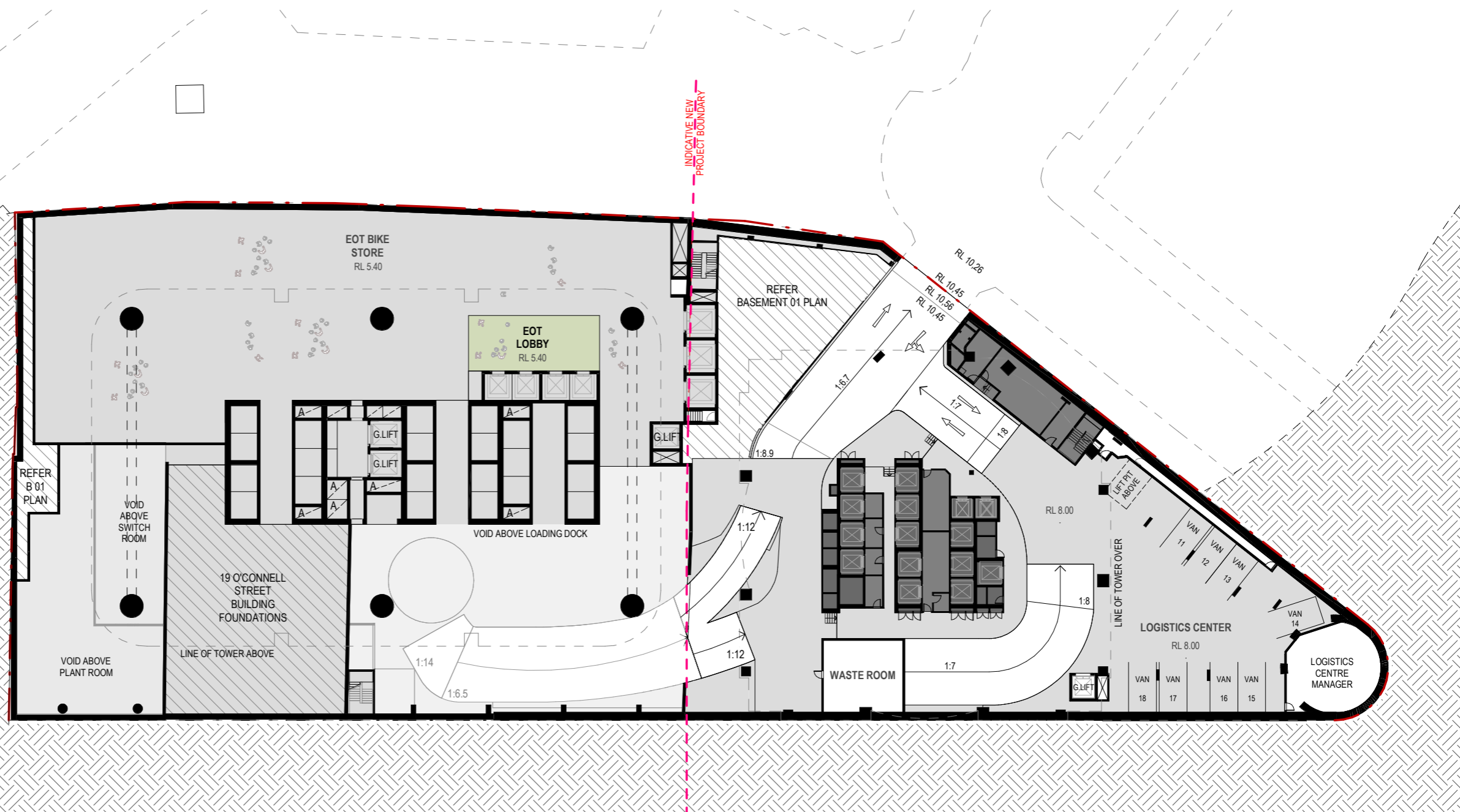
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DRAWING TITLE  
**BASEMENT 01**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1002b**

REVISION  
**B**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

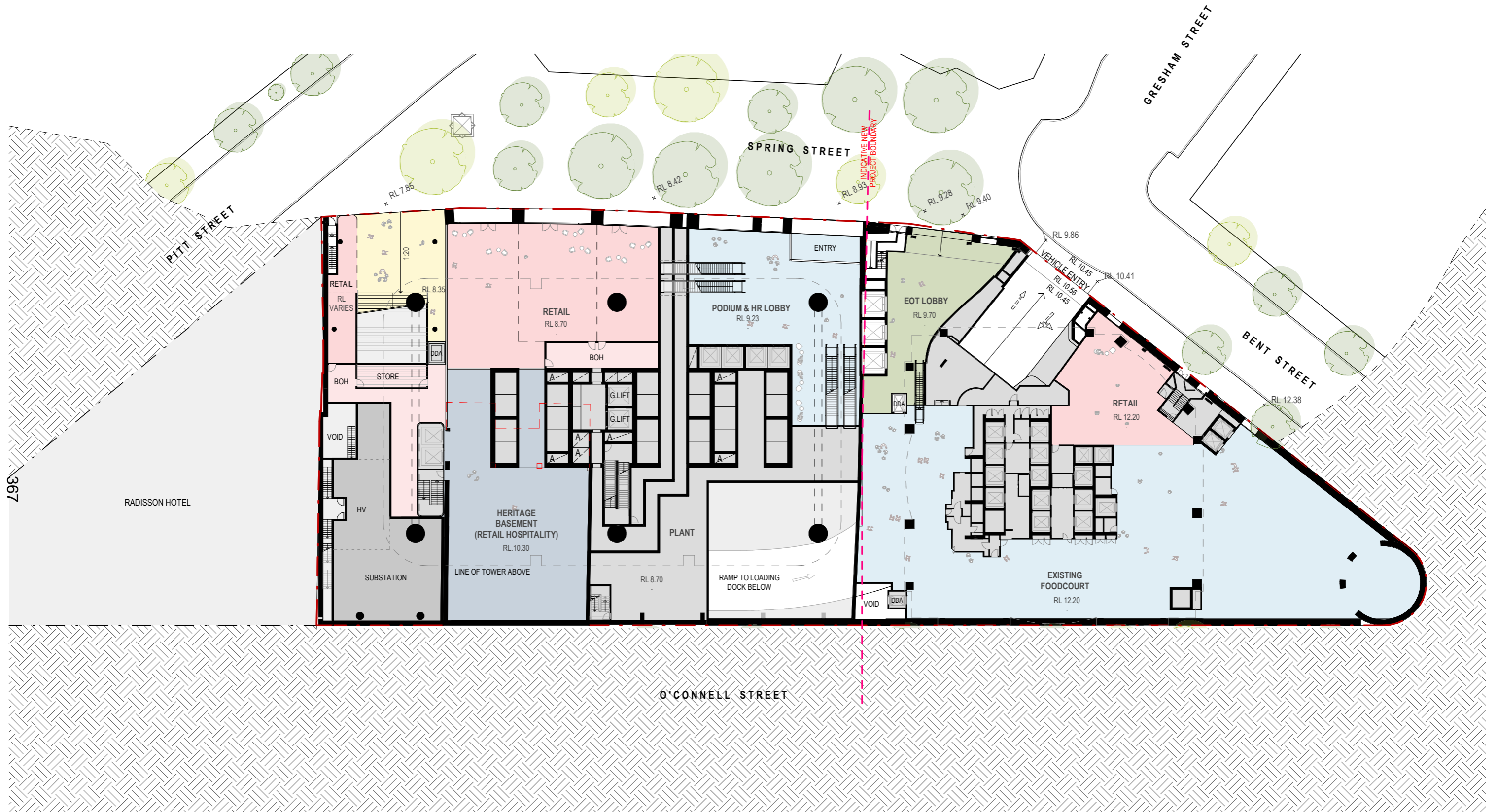
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DRAWING TITLE  
**BASEMENT MEZZANINE**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1003b**

REVISION  
**B**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

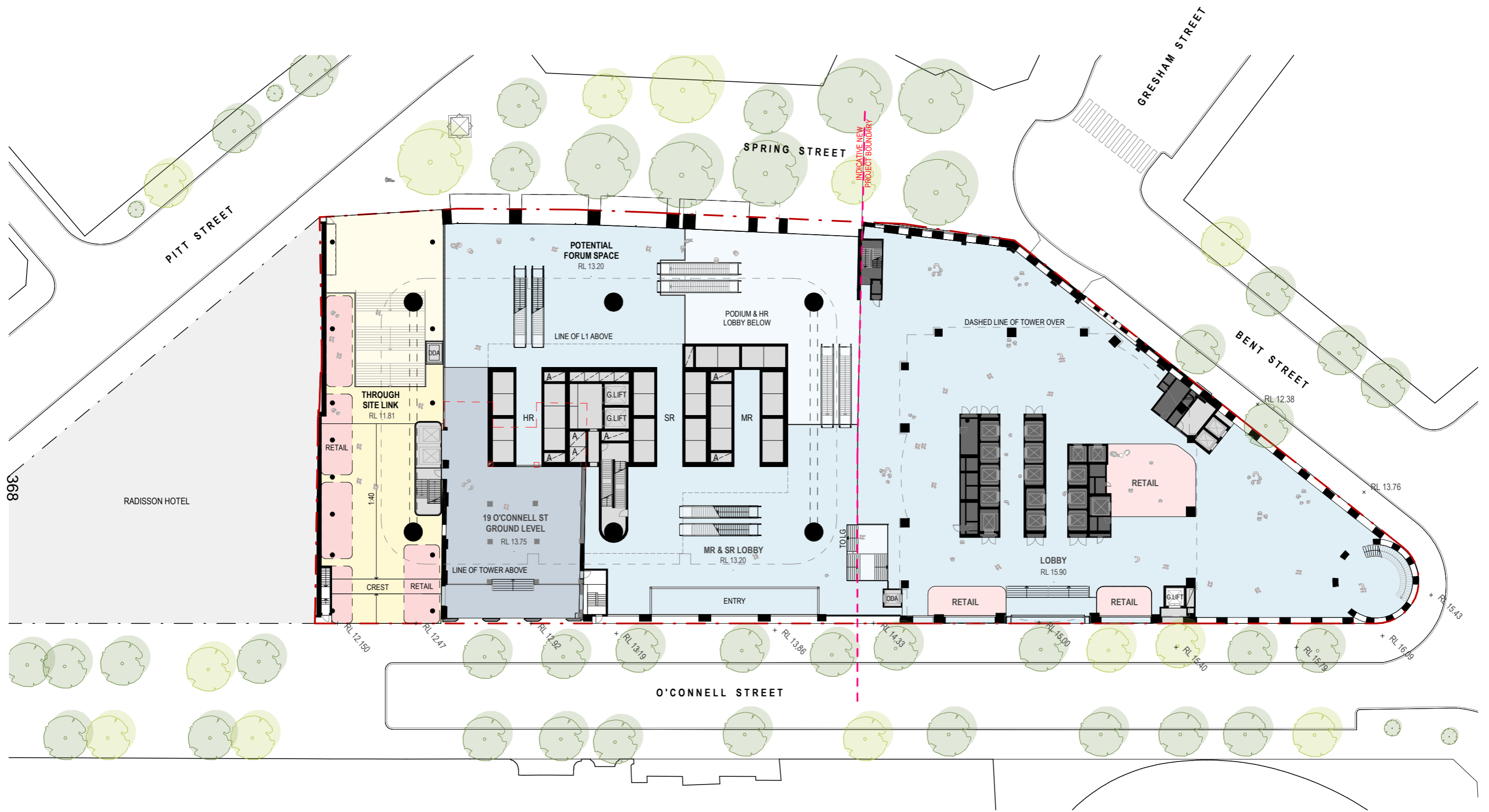
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DRAWING TITLE  
**LOWER GROUND**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1004b**

REVISION  
**B**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

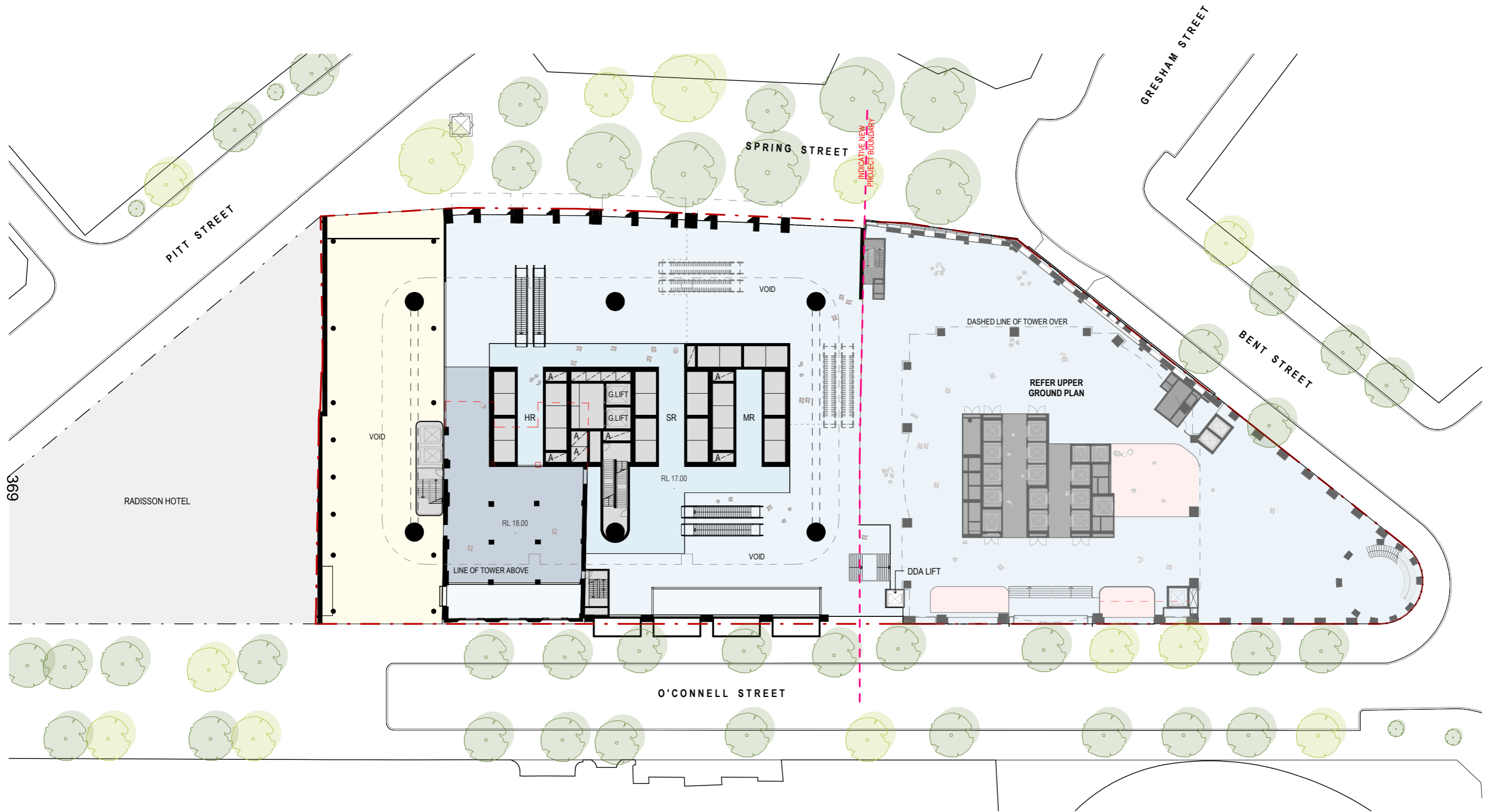
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DRAWING TITLE  
**UPPER GROUND**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1005b**

REVISION  
**B**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 01**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1006b**

REVISION  
**B**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

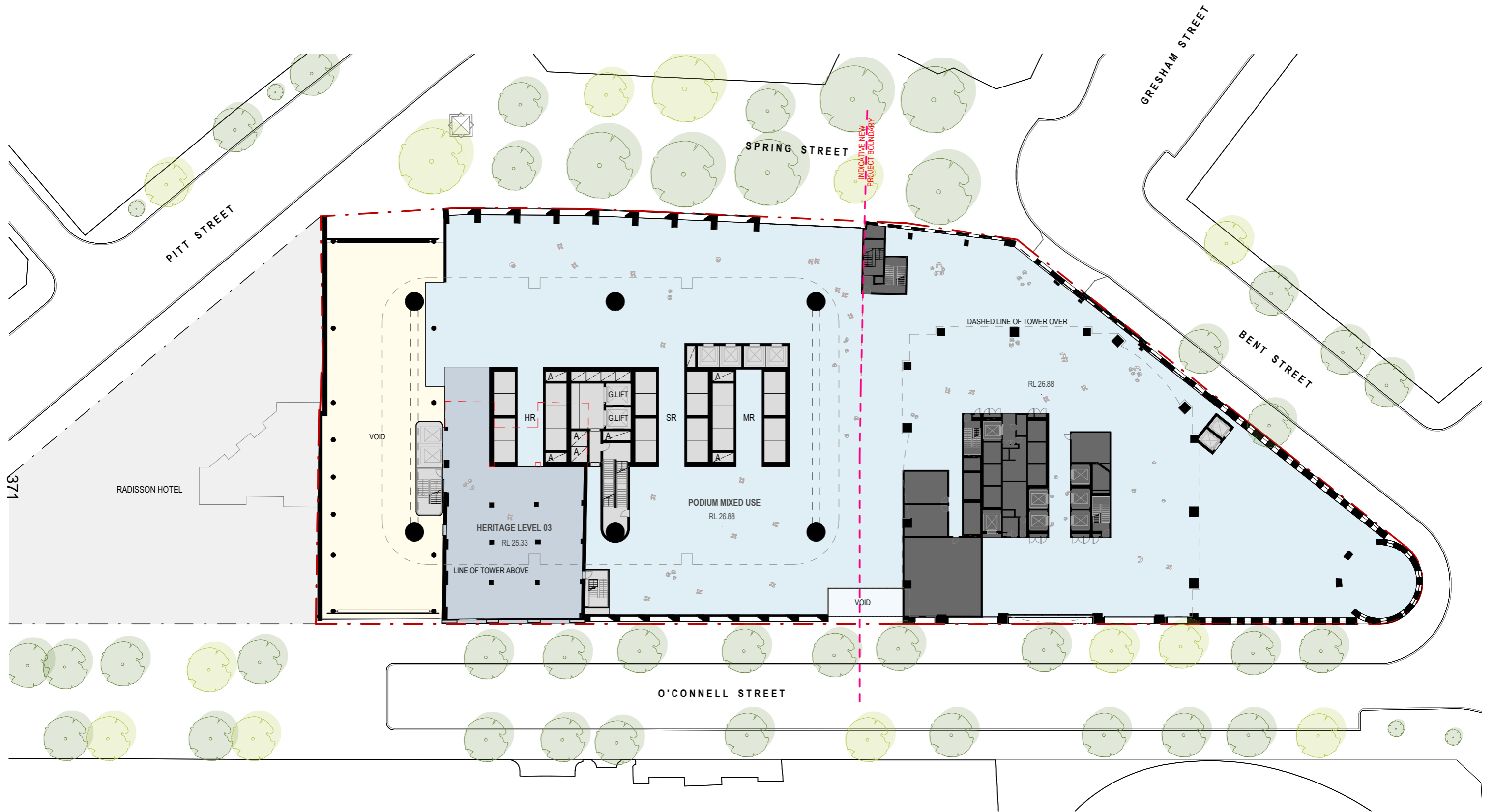
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DRAWING TITLE  
**LEVEL 02**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1007b**

REVISION  
**B**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

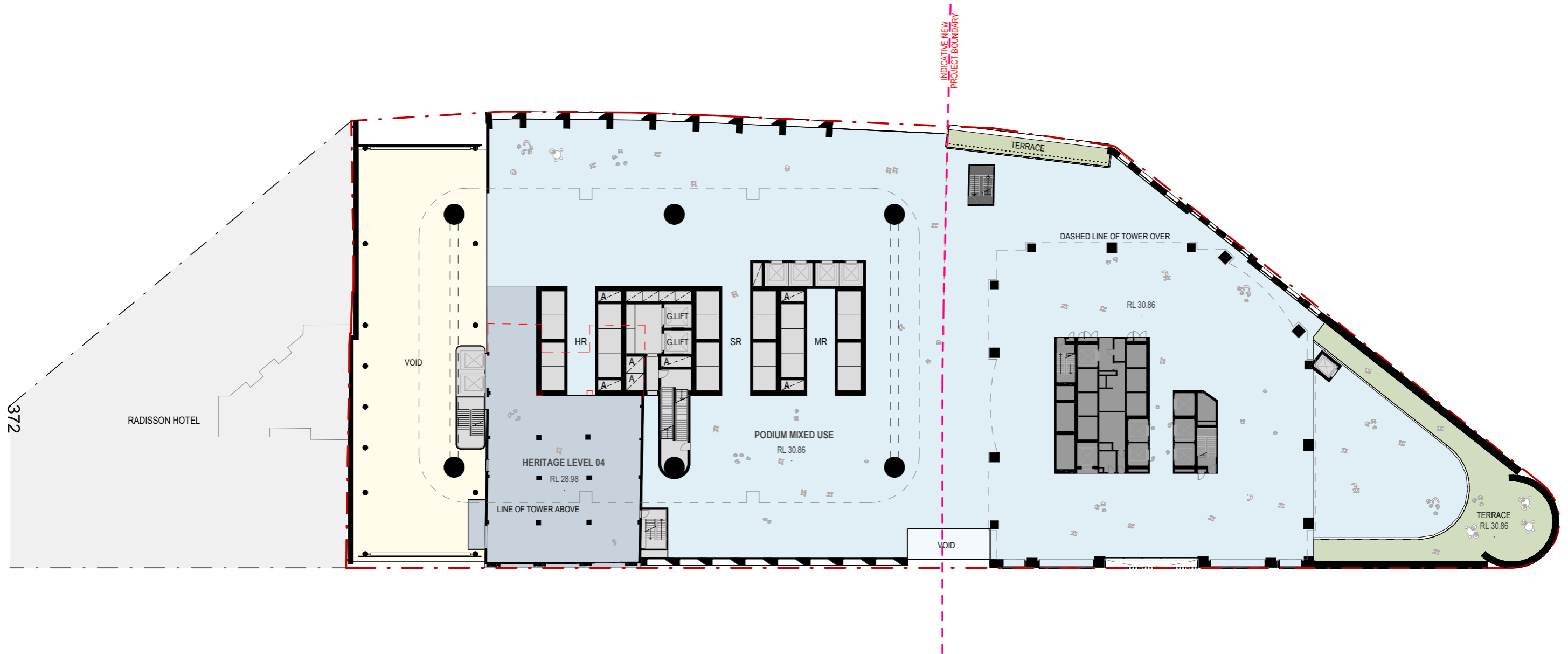
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DRAWING TITLE  
**LEVEL 03**

SCALE  
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DRAWING NUMBER  
**A1008b**

REVISION  
**B**



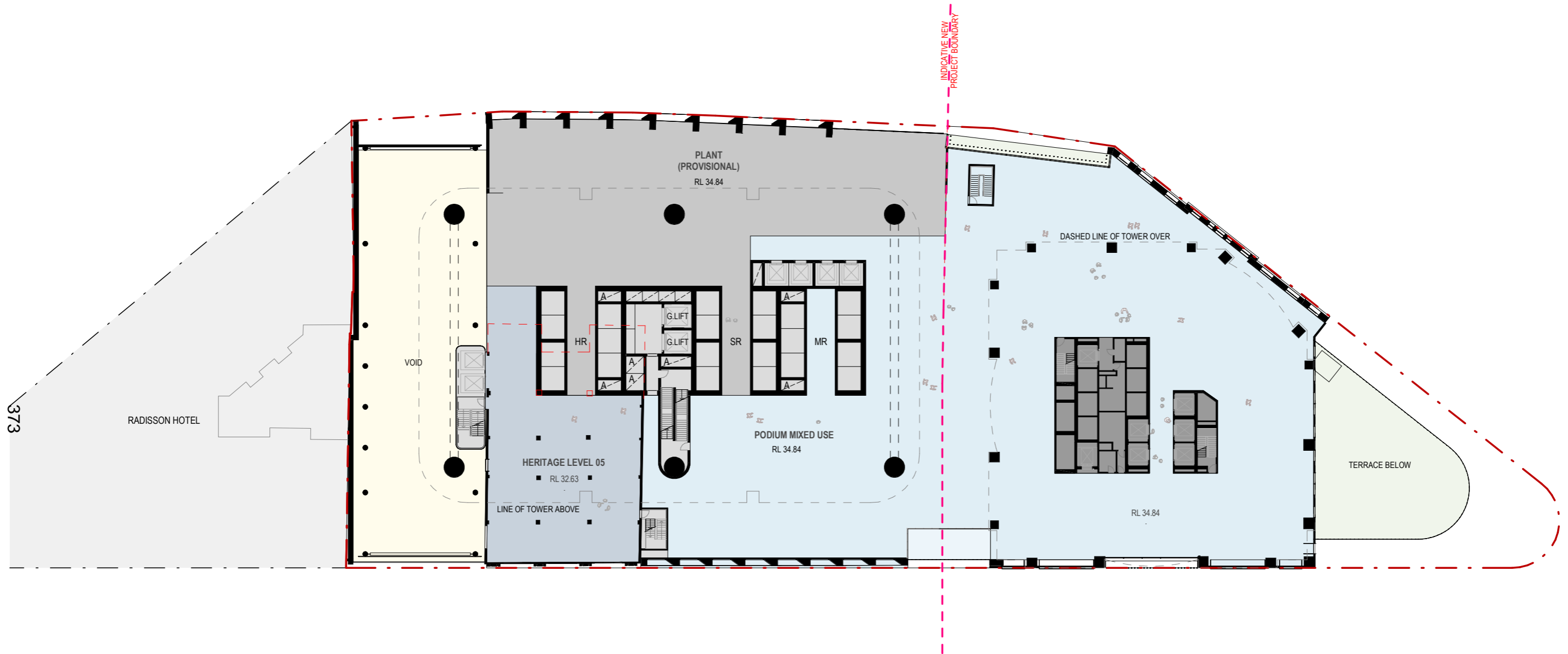
REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 04**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1009b**  
 REVISION  
**B**





REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

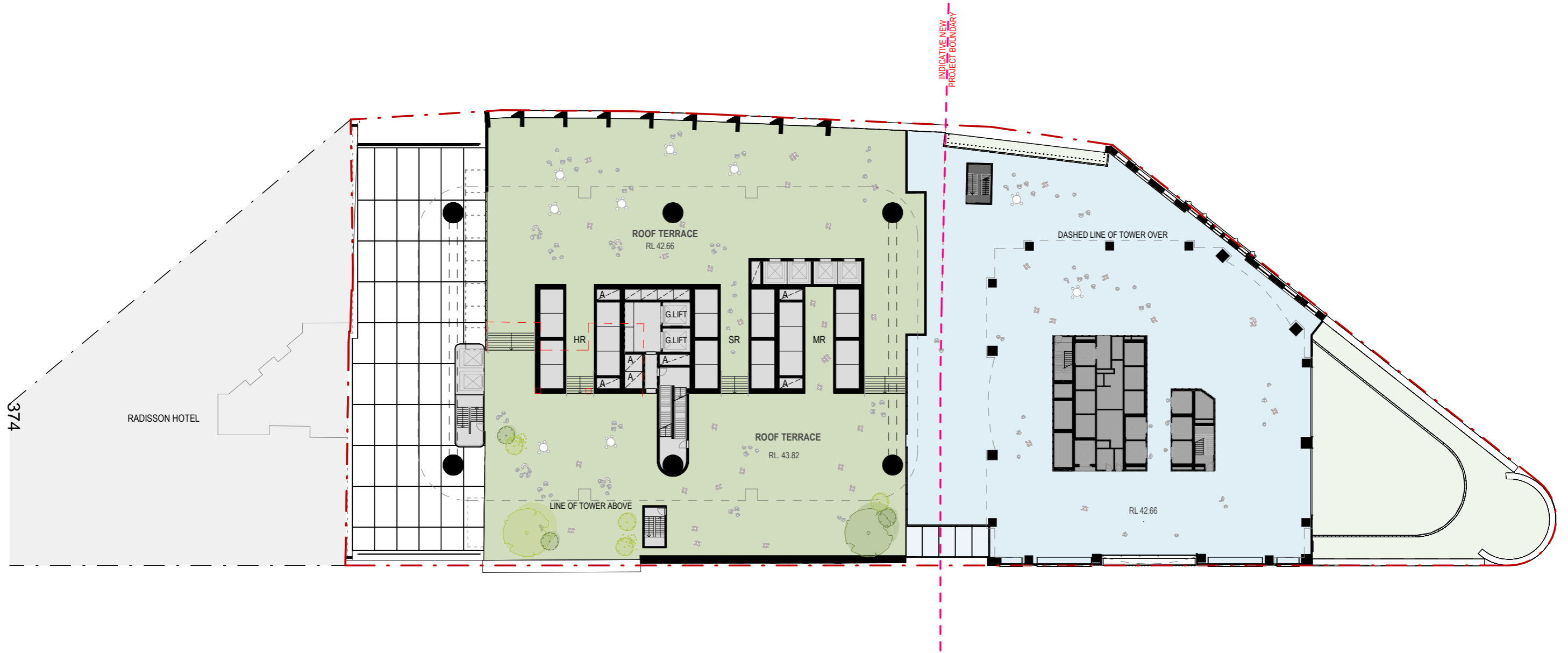
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**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL PODIUM LEVEL (L05-L07)**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1010b**  
REVISION  
**B**

374

RADISSON HOTEL



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

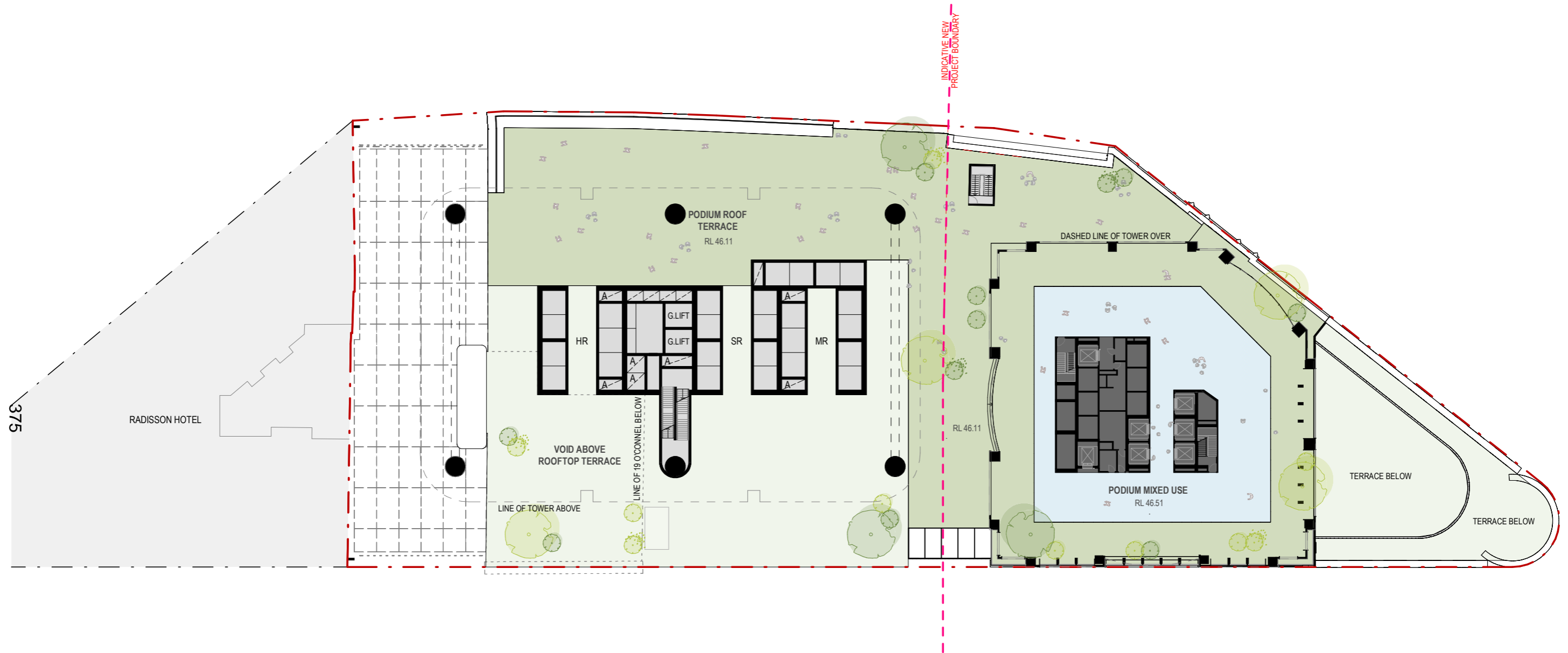
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 08 (PODIUM ROOF LOWER)**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1013b**

REVISION  
**B**

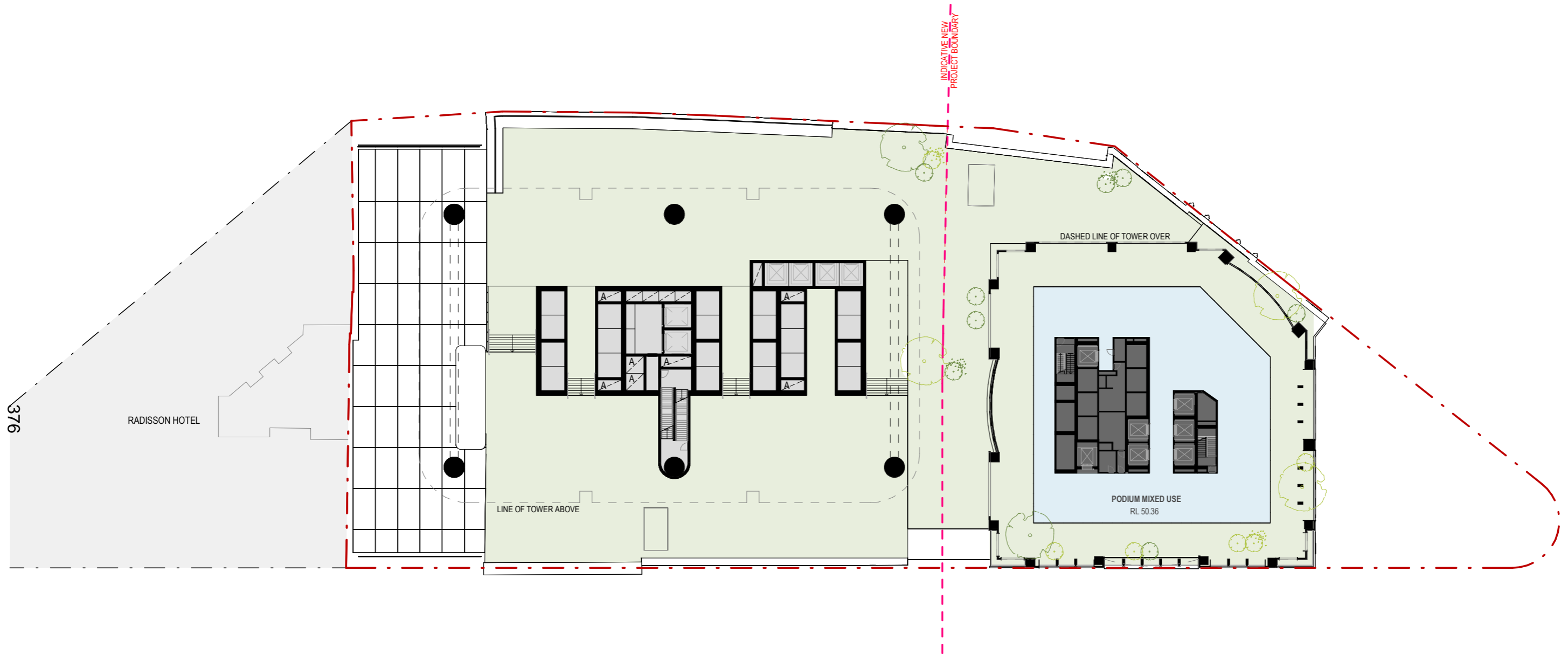


REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 09 (PODIUM ROOF UPPER)**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1014b**  
REVISION  
**B**

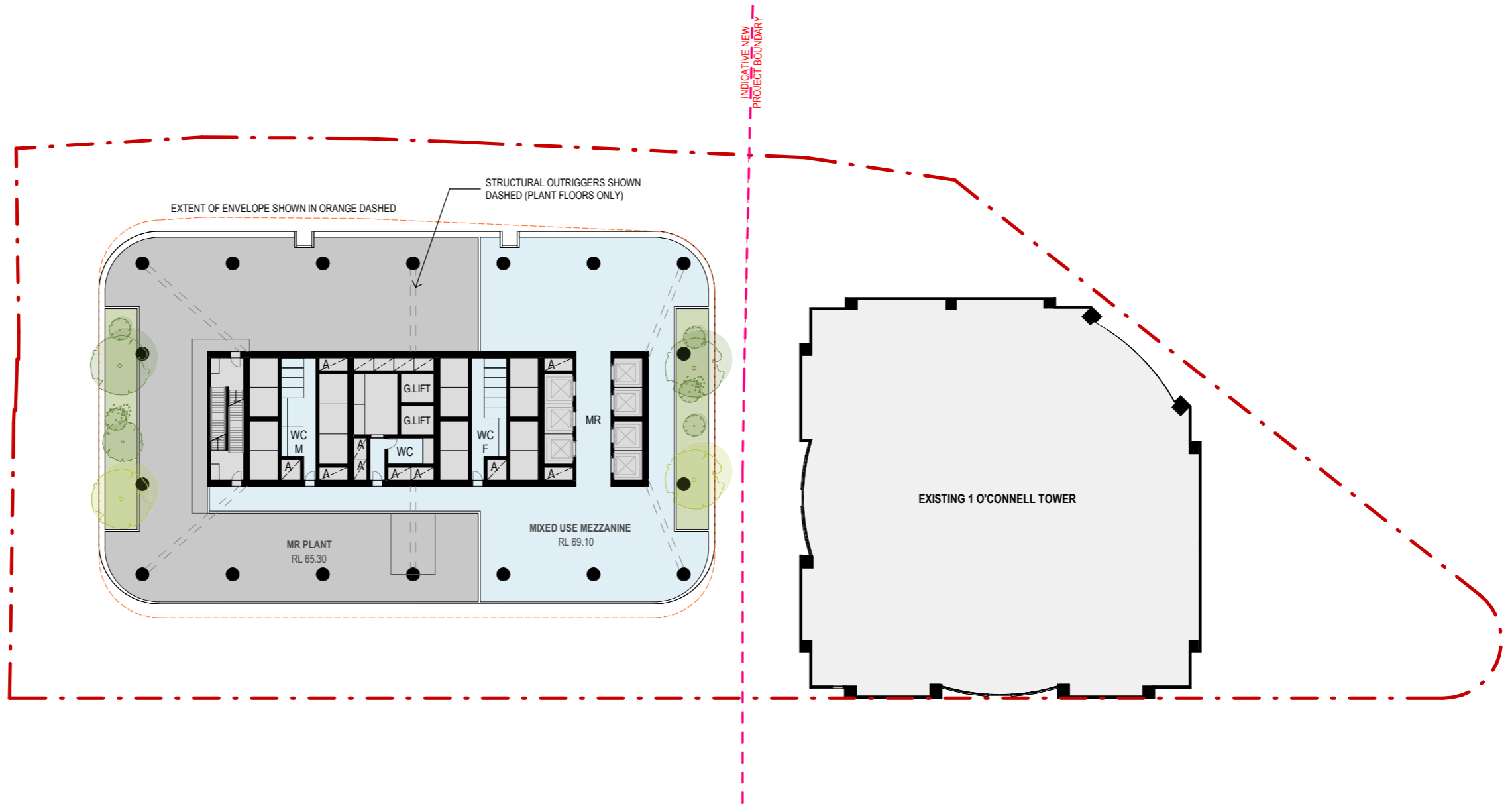


REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**UNDERCROFT (L10-L13)**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
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REVISION  
**B**

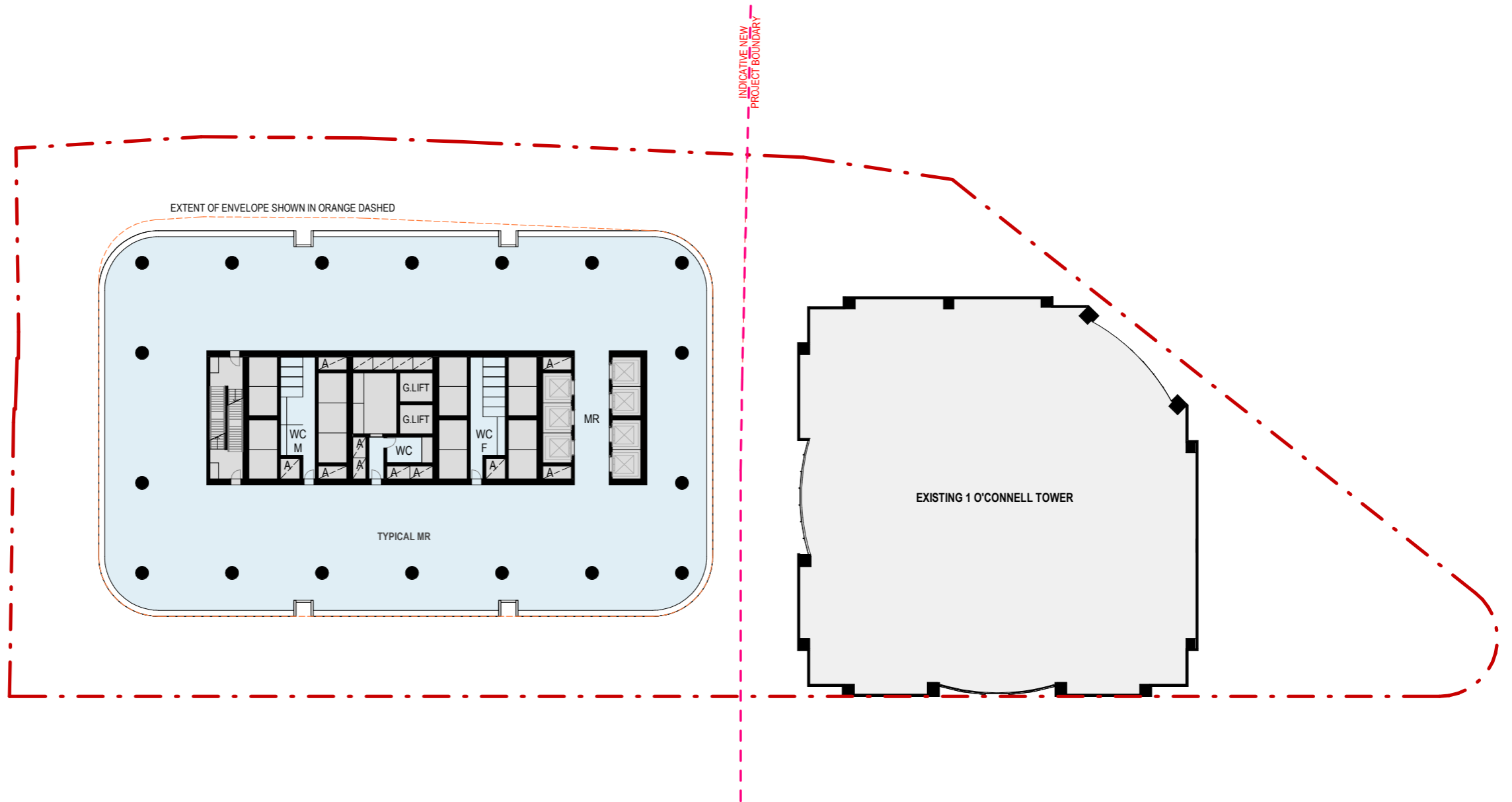


REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**MR PLANT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1017b**  
 REVISION  
**B**

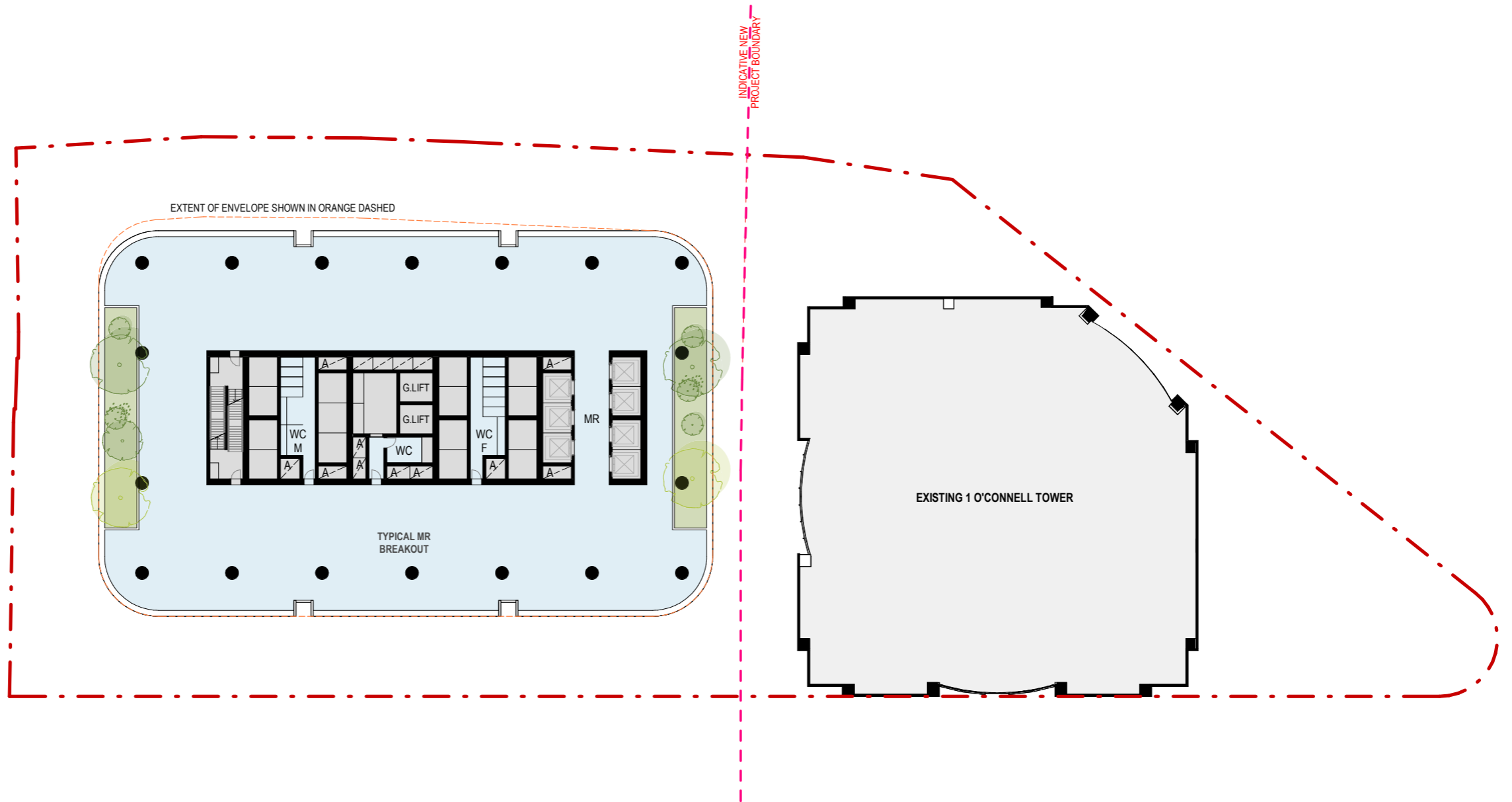


REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL MID RISE**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1018b**  
REVISION  
**B**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
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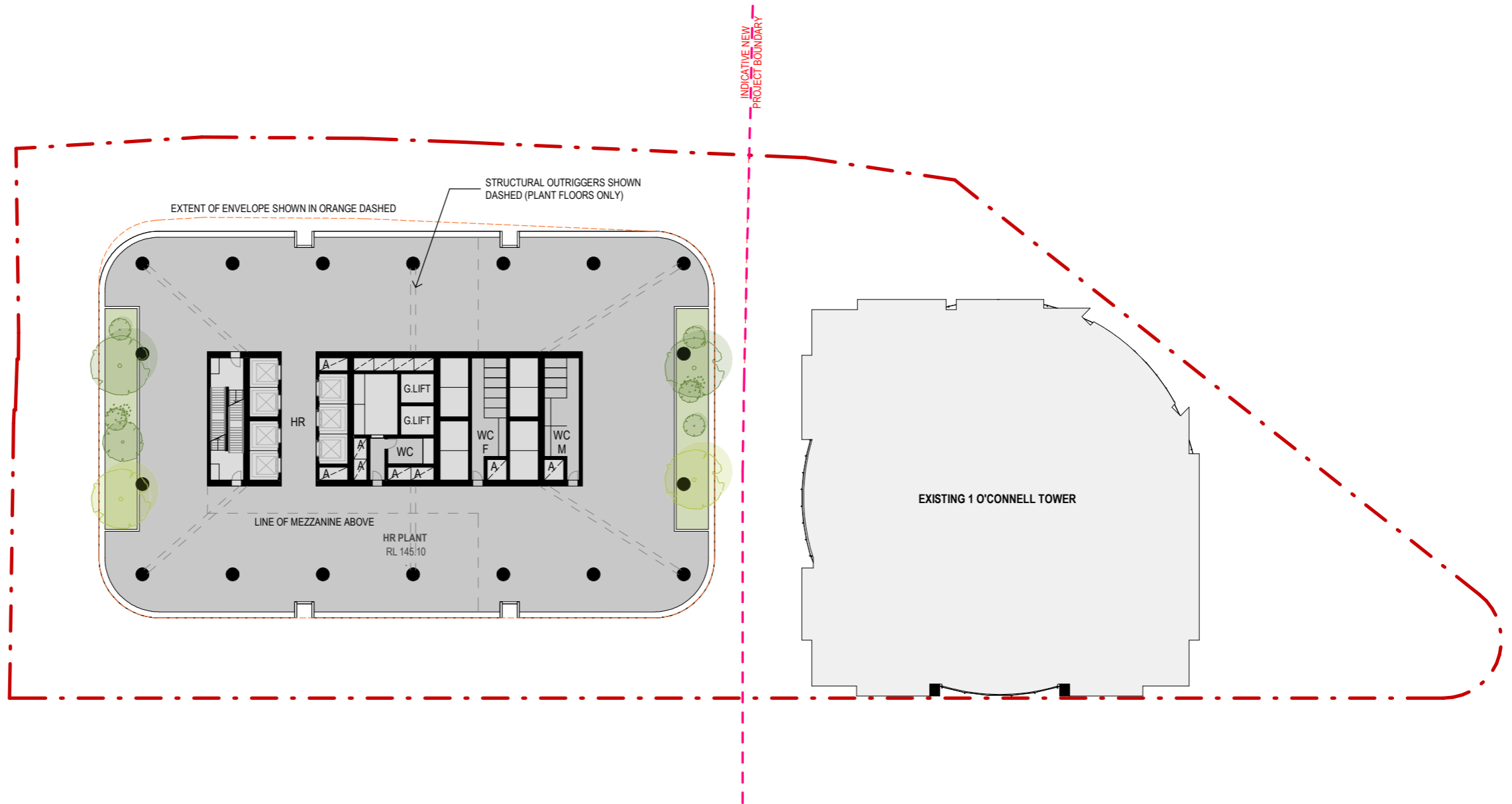
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SCALE  
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DRAWING NUMBER  
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REVISION  
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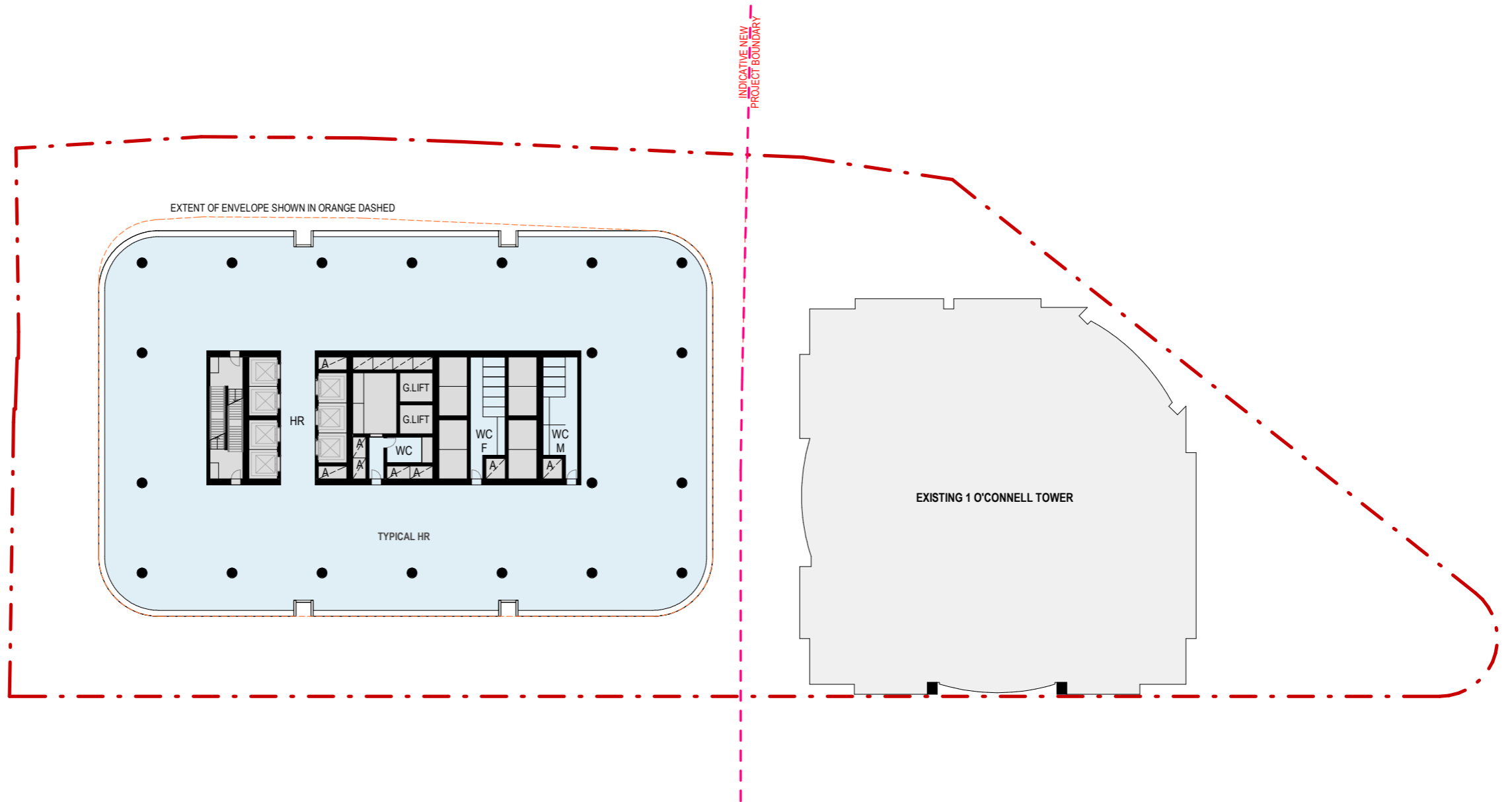
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A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**HR PLANT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1020b**  
 REVISION  
**B**





REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
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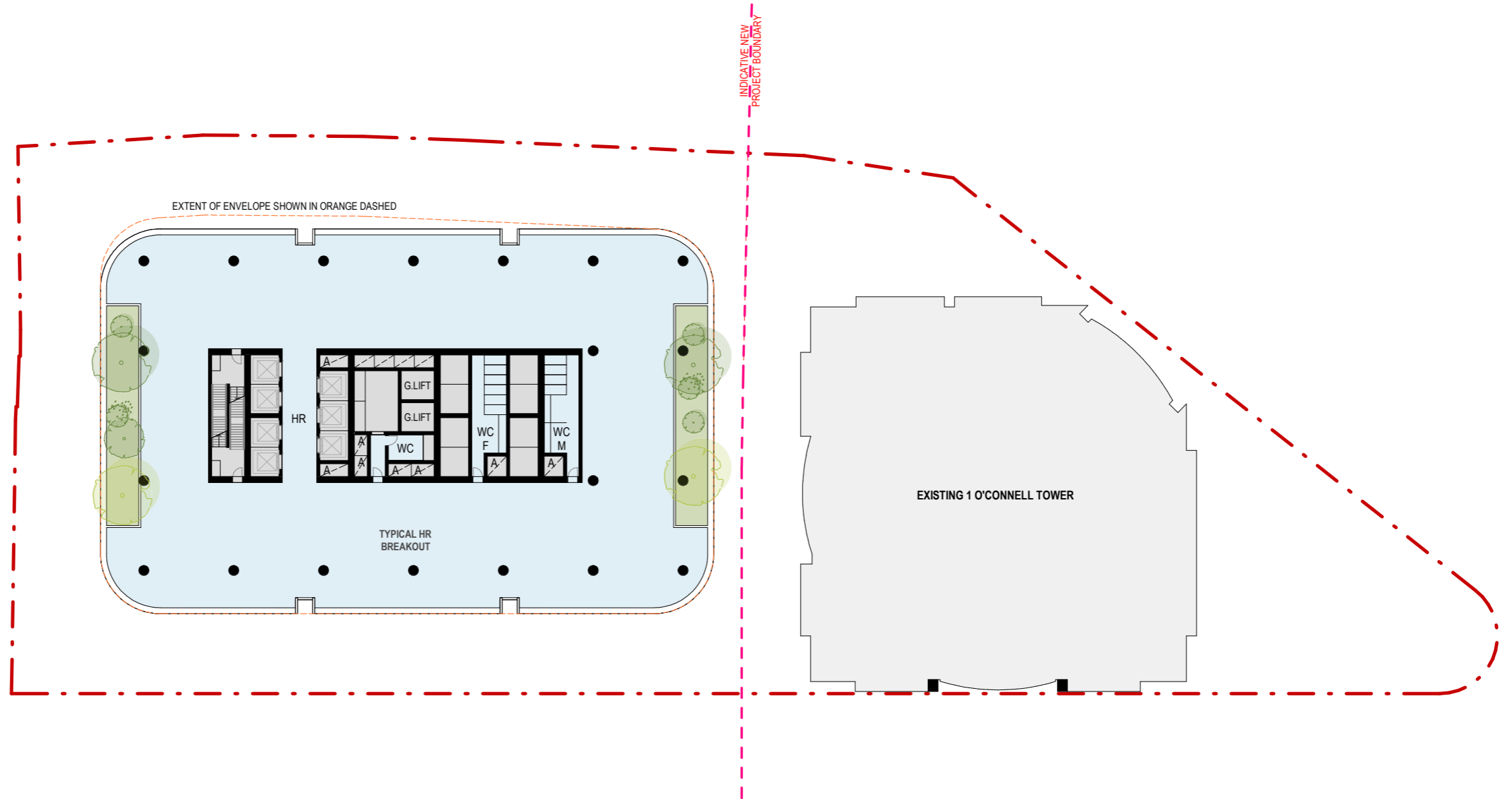
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DRAWING TITLE  
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SCALE  
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DRAWING NUMBER  
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REVISION  
**B**

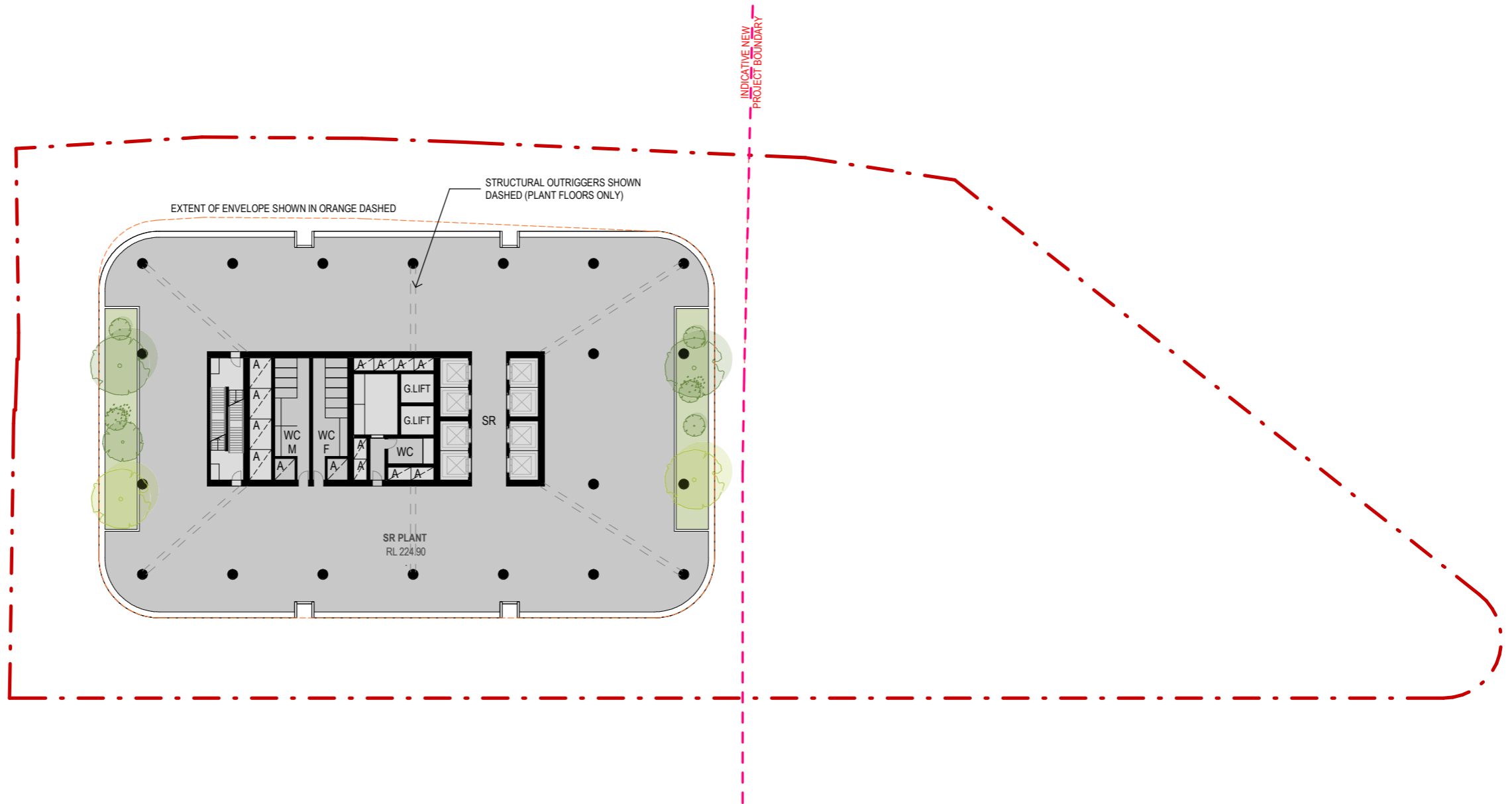


REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
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DRAWING NUMBER  
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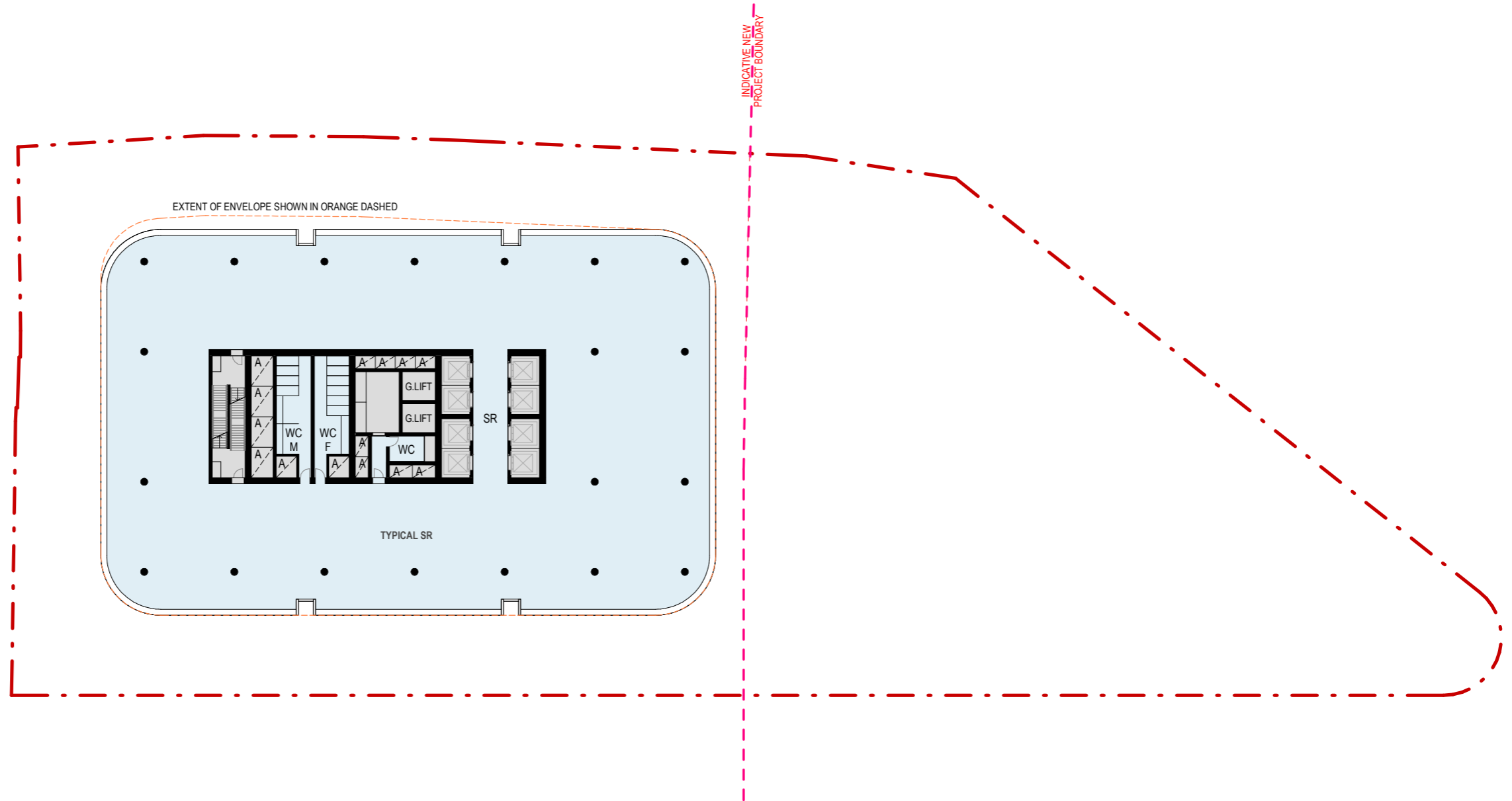


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A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

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DRAWING NUMBER  
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 REVISION  
**B**

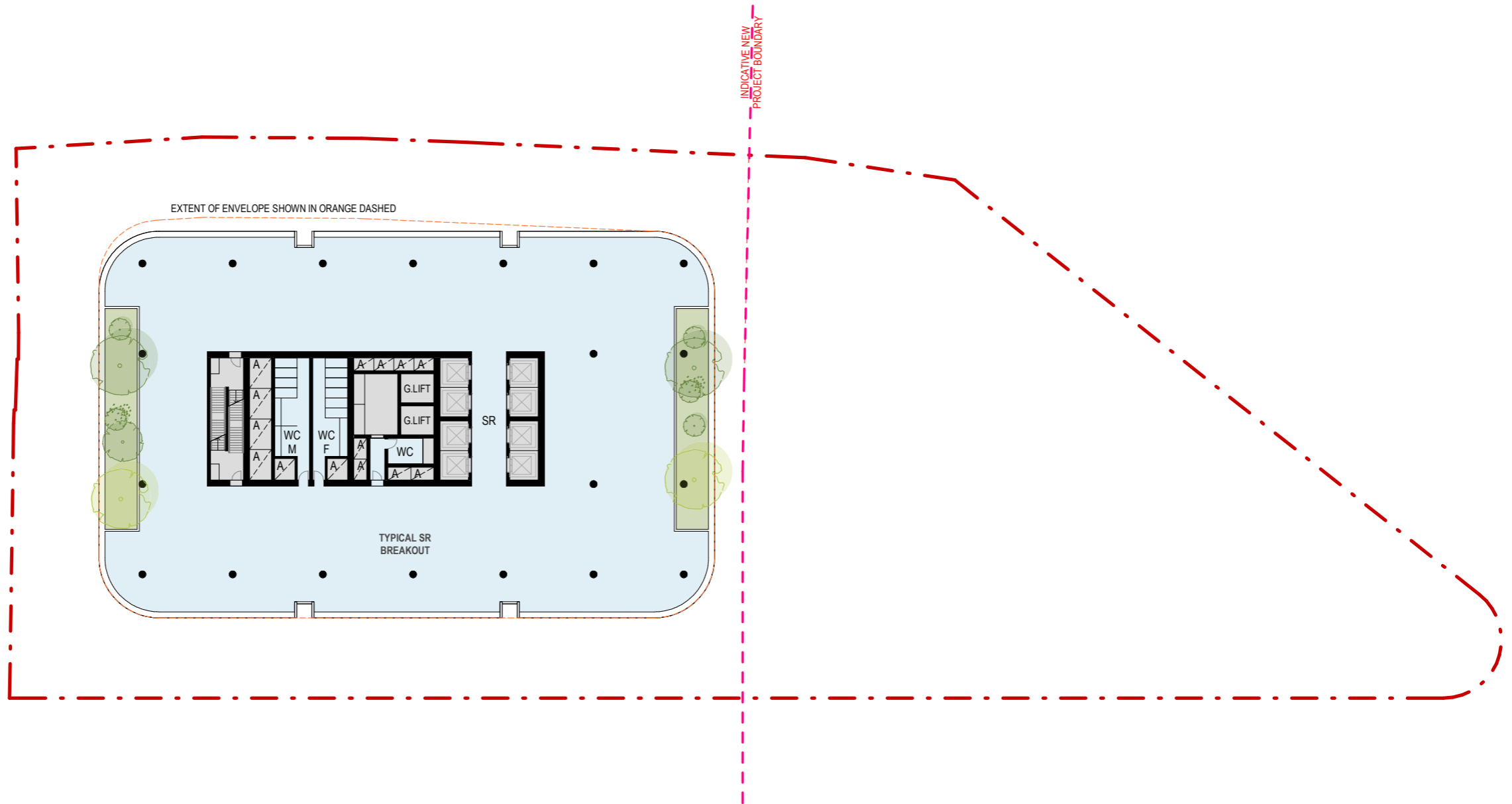


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A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
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DRAWING NUMBER  
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 REVISION  
**B**

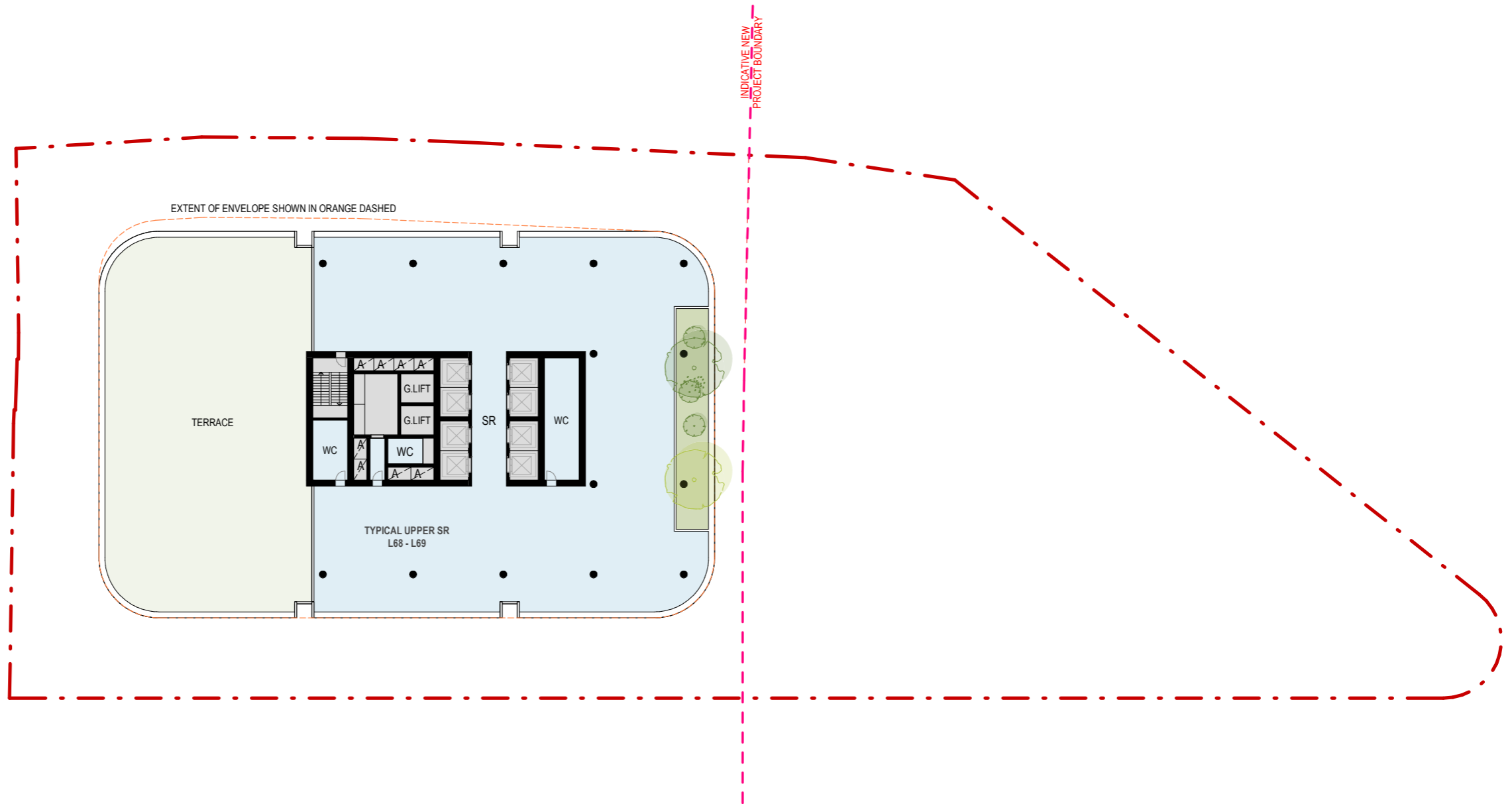


REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
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 PROJECT NUMBER  
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 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
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DRAWING NUMBER  
**A1025b**  
 REVISION  
**B**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
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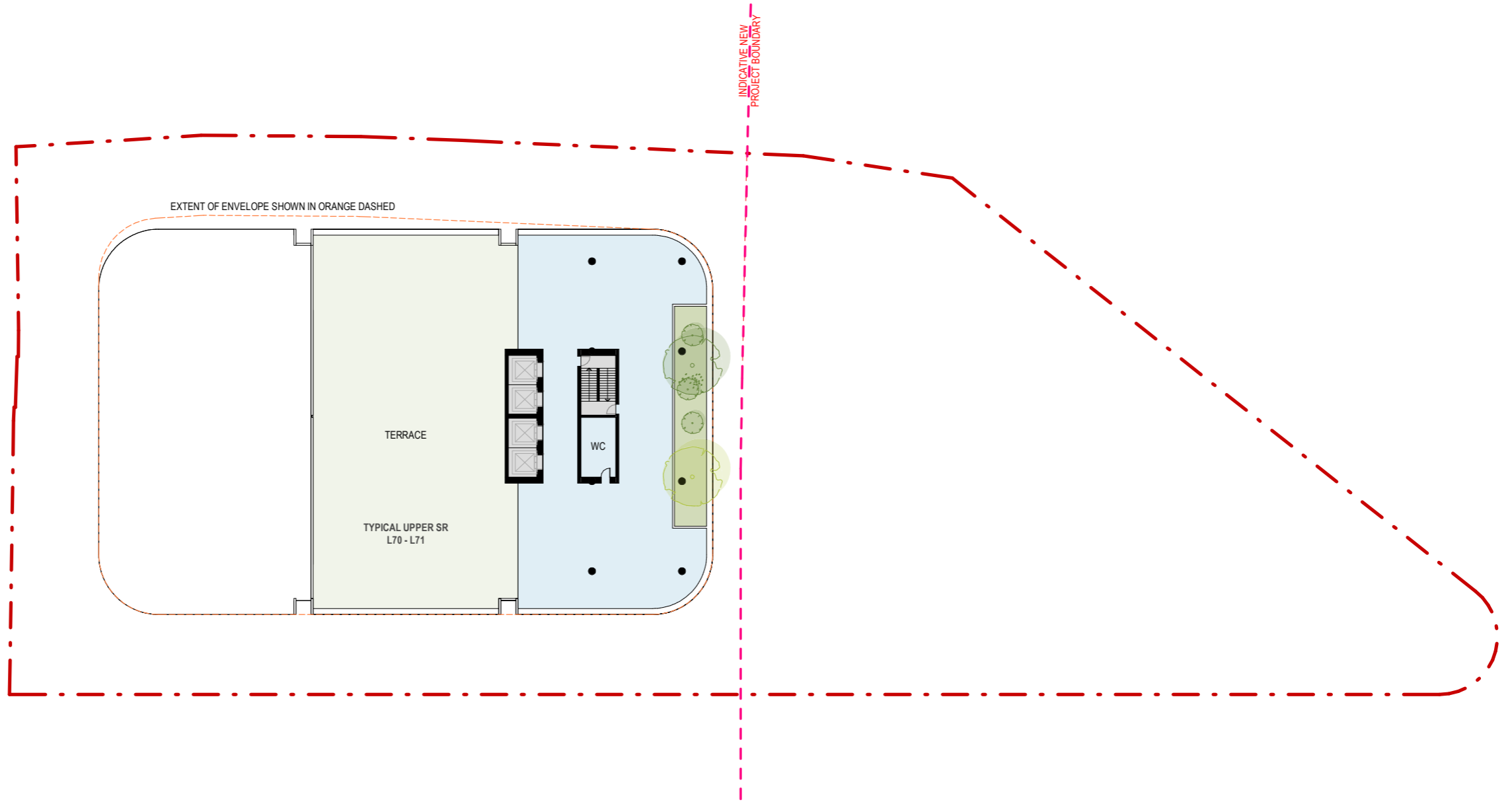
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DRAWING TITLE  
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SCALE  
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DRAWING NUMBER  
**A1026b**

REVISION  
**B**

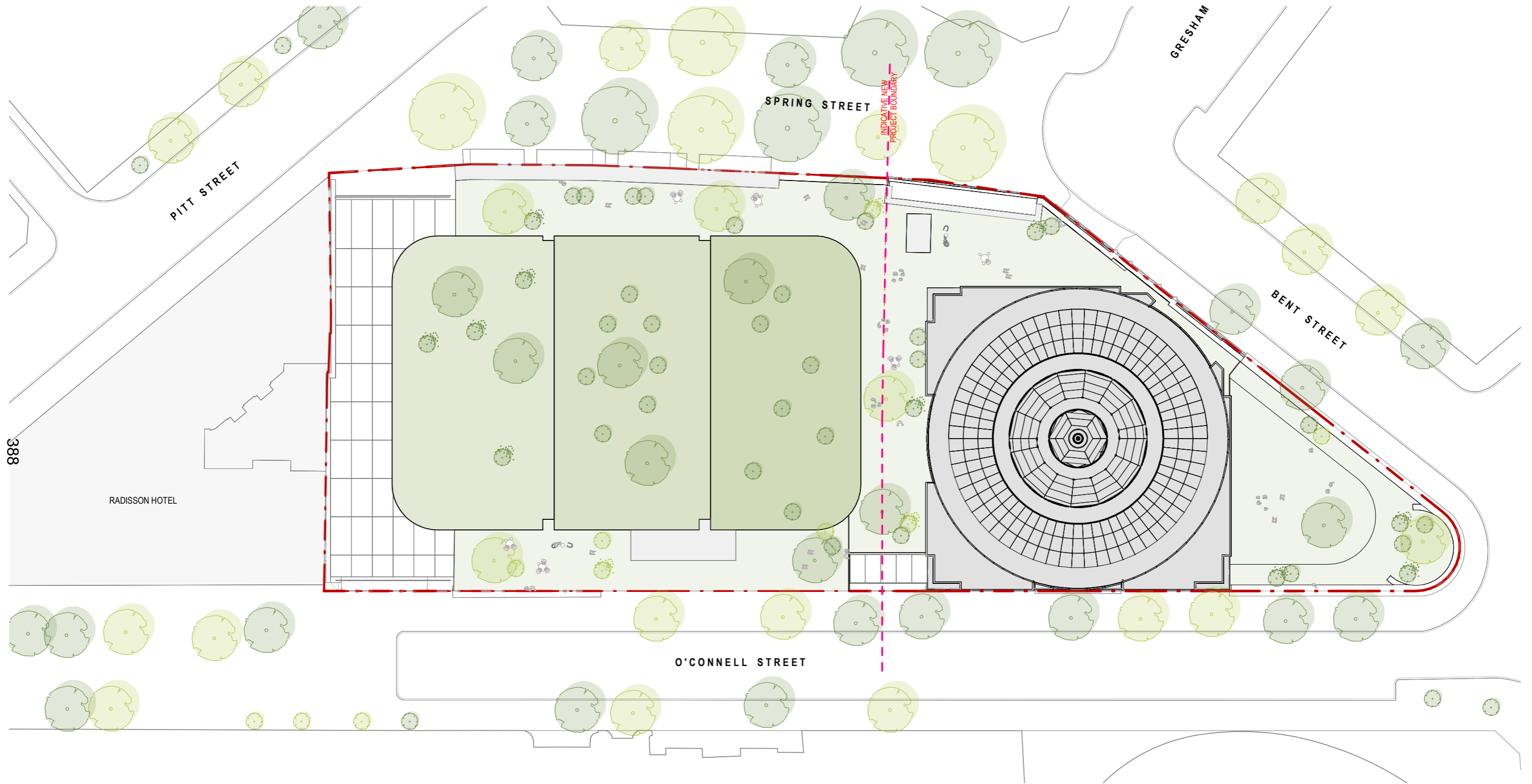


REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
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 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1027b**  
 REVISION  
**B**



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**ROOF**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1029b**  
REVISION  
**B**



RL 319.1

RL 277.8

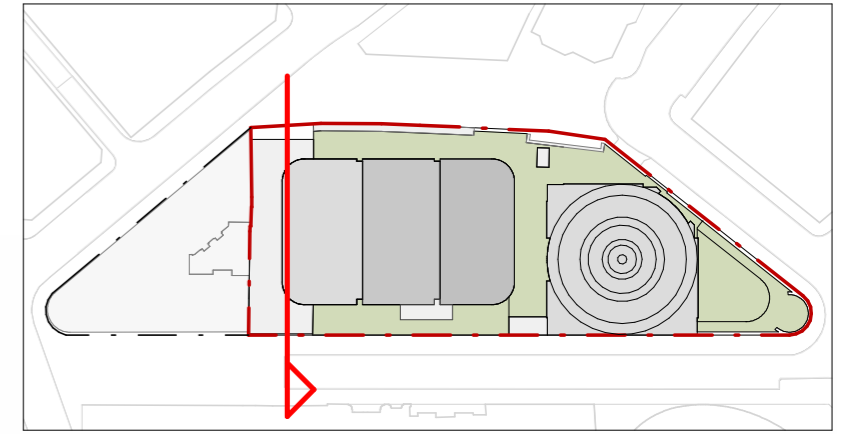
- L72 Roof Zone RL 289.50
- L71 RL 285.70
- L70 RL 281.90
- L69 Breakout RL 278.10
- L68 RL 274.30
- L67 RL 270.50
- L66 RL 266.70
- L65 RL 262.90
- L64 RL 259.10
- L63 RL 255.30
- L62 Breakout RL 251.50
- L61 RL 247.70
- L60 RL 243.90
- L59 RL 240.10
- L58 RL 236.30
- L57 RL 232.50
- L56 RL 228.70
- L55 Lift Transfer & Plant RL 224.90
- L54 RL 221.10
- L53 RL 217.30
- L52 RL 213.50
- L51 RL 209.70
- L50 RL 205.90
- L49 RL 202.10
- L48 Breakout RL 198.30
- L47 RL 194.50
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- L40 RL 167.90
- L39 RL 164.10
- L38 RL 160.30
- L37 RL 156.50
- L36 RL 152.70
- L35 RL 148.90
- L34 Lift Transfer & Plant RL 145.10
- L33 RL 141.30
- L32 RL 137.50
- L31 RL 133.70
- L30 RL 129.90
- L29 RL 126.10
- L28 RL 122.30
- L27 Breakout RL 118.50
- L26 RL 114.70
- L25 RL 110.90
- L24 RL 107.10
- L23 RL 103.30
- L22 RL 99.50
- L21 RL 95.70
- L20 Breakout RL 91.90
- L19 RL 88.10
- L18 RL 84.30
- L17 RL 80.50
- L16 RL 76.70
- L15 RL 72.90
- L14 RL 69.10
- L13 Lift Transfer & Plant RL 65.30
- L08 Podium Lower RL 43.82
- L07 RL 38.81
- L05 RL 34.84
- L04 RL 30.86
- L03 RL 26.88
- L02 RL 21.25
- L01 RL 17.00
- Upper Ground RL varies
- Basement 03 RL -3.74

SPRING STREET

PROPOSED ENVELOPE

O'CONNELL STREET

L06 RL 36.29



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
B	ISSUED FOR INFORMATION	16/12/22
C	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
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PROJECT NUMBER  
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**O'CONNELL STREET, SYDNEY, NSW, 2000**

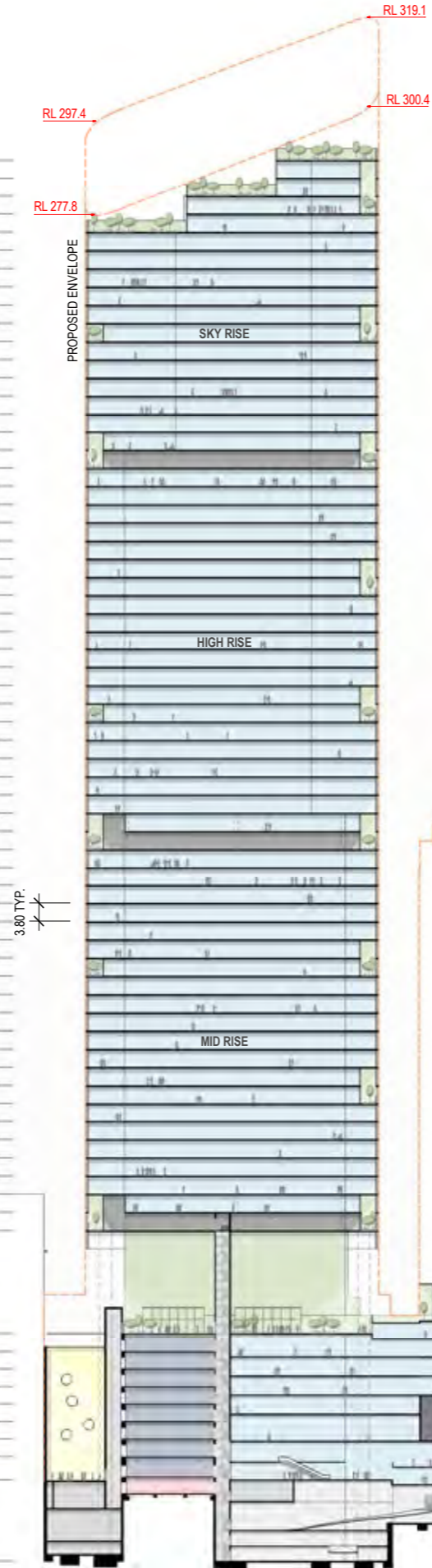
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SCALE  
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DRAWING NUMBER  
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REVISION  
**C**



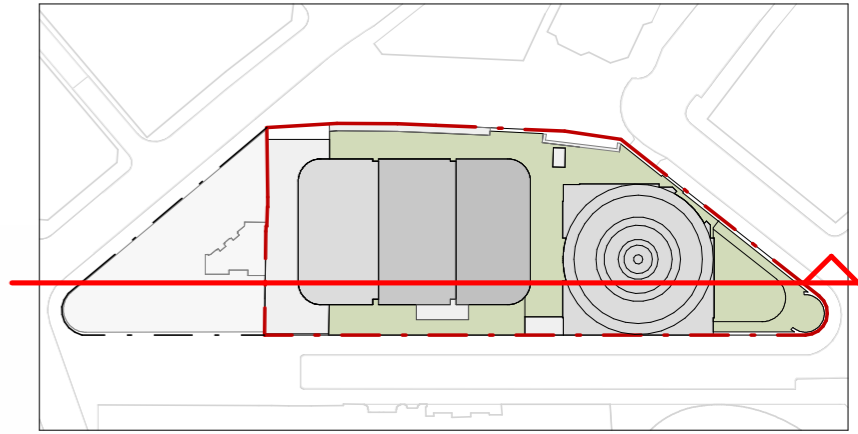
HUNTER STREET

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L62 Breakout RL 251.50
L61 RL 247.70
L60 RL 243.90
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L57 RL 232.50
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L55 Lift Transfer & Plant RL 224.90
L54 RL 221.10
L53 RL 217.30
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L50 RL 205.90
L49 RL 202.10
L48 Breakout RL 198.30
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L41 Breakout RL 171.70
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L39 RL 164.10
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L37 RL 156.50
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L35 RL 148.90
L34 Lift Transfer & Plant RL 145.10
L33 RL 141.30
L32 RL 137.50
L31 RL 133.70
L30 RL 129.90
L29 RL 126.10
L28 RL 122.30
L27 Breakout RL 118.50
L26 RL 114.70
L25 RL 110.90
L24 RL 107.10
L23 RL 103.30
L22 RL 99.50
L21 RL 95.70
L20 Breakout RL 91.90
L19 RL 88.10
L18 RL 84.30
L17 RL 80.50
L16 RL 76.70
L15 RL 72.90
L14 RL 69.10
L13 Lift Transfer & Plant RL 65.30
L08 Podium Lower RL 43.82
L07 RL 39.94
L06 RL 36.29
L05 RL 32.63
L04 RL 28.98
L03 RL 25.33
L02 RL 21.65
L01 RL 18.00
Upper Ground RL varies
Basement 03 RL -3.74



BENT STREET

L08 RL 42.66
L07 RL 38.81
L05 RL 34.84
L04 RL 30.86
L03 RL 26.88
L02 RL 21.25
L01 RL 17.00



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	17/11/22
	ISSUED FOR INFORMATION	16/12/22
	ISSUED FOR INFORMATION	13/02/24
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN	01/03/24
C	ISSUE - REQUEST FOR PLANNING PROPOSAL	22/03/24

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**SECTION - LONG SECTION - FH - CENTRE CORE**  
SCALE  
**NOT TO SCALE**

DRAWING NUMBER  
**A3005b**  
REVISION  
**C**

# 10.15 Artist's Impressions

Images Reflect Reference Scheme 1



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# Appendix A

## Design Advisory Panel Feedback 5 May 2022

The Proponent has engaged in ongoing pre-lodgement discussions with Council and the City of Sydney Design Advisory Panel (DAP) over several years. An overview of this consultation is provided in the Request for a Planning Proposal.

The following table summarises key feedback received from DAP on 5 May 2022.

### DAP Feedback 5 May 2022:

### Addressed:

#### PUBLIC REALM

The proposed public realm improvements be coordinated with the City's urban design and studies for this precinct. The public domain propositions are fundamental to support the proposal.

The Precinct vision for the public realm is consistent with and augments the City of Sydney's public domain vision as set out in the City North Public Domain Plan. The proponent will work closely with the City to ensure an exceptional public domain outcome is achieved for The Precinct.

#### WINTERGARDEN PLAZA

Removal of the [full extent of the] wintergarden to [the face of the 1 O'Connell tower] to create the maximum plaza is not supported. Retention of/or creation of a new building at the intersection of O'Connell and Bent Streets for public uses should be further studied to help define the corner and mitigate wind impacts.

Having heard DAP's feedback, we have studied the potential for the retention/creation of a new building at the intersection of O'Connell and Bent Streets, and arrived at a compromise which provides a balance between some building and some plaza. A 13.5m deep new building is proposed to define the corner and mitigate wind impacts, whilst still providing a publicly accessible plaza. This building has the potential to house a 'First Nations knowledge centre'.

#### WIND ANALYSIS

Full and proper wind analysis for all times of the year must be completed.

A detailed wind study has been undertaken for the site, refer to the Wind Tunnel Report for further information.

#### TOWER SETBACKS

The Panel recommend tower setbacks to be consistent with the minimum in the DCP planning controls, including 10m building separation to the 1 O'Connell Street tower, a 3m setback to the Radisson Hotel, and an 8m street wall setback to O'Connell and Spring Streets.

The recommended tower setbacks have been adopted.

#### TOWER FORM

The undercroft kickback near to the Radisson is supported.

The reference design allocates a component of tower articulation to a stepped and tapering setback, or 'undercroft kickback', that aims to provide increased breathing space to 19 O'Connell Street and the adjacent Radisson Hotel.

# Appendix A

## Design Advisory Panel Feedback 29 September 2023

The adjacent table summarises key feedback received from DAP on 29 September 2023.

### DAP Feedback 29 September 2023:

### Addressed:

#### GENERALLY

1. The preferred envelope will need to address sky view factor, wind impacts, street activation, public access, pedestrian flows, interface with the Radisson Hotel and street wall heights.
2. The retention of the podium element (the Wintergarden) at 1 O'Connell Street will likely require adjusting the tower envelope to DCP setbacks to satisfy sky view factor controls. The proposal would benefit from a reduction in its height and bulk.
3. There is concern that the tower articulation calculation has not been averaged out across its height, leaving the competition tower envelope no flexibility, including impacting its ability to accommodate sun shading devices that would improve sustainability measures.

The final preferred envelope achieves a sky view factor pass, is supported by detailed wind tunnel testing achieving an average wind comfort pass.

The reference designs illustrate a high degree of street activation, generous public access, comfortable pedestrian flows and safeguards future potential connections with the Radisson Hotel.

The preferred envelope has reduced podium street wall heights along O'Connell Street, retains the existing Wintergarden form in full and adopts tower setbacks that are fully DCP compliant.

The full 16% articulation factor is allocated to the tower element and provides sun shading devices entirely within the envelope.

In concert, these measures result in a reduction to street wall heights and tower bulk.

#### THROUGH SITE LINK AND RADISSON INTERFACE

4. Design principles for the through-site link will need to respond to the detailed building design, with the awning, arcade or partially enclosed through-site link approaches all capable of support subject to the broader urban proposition.
5. Principles for the through-site link to include that it be publicly accessible, open 24 hours, be civic in nature and be able to accommodate the pedestrian numbers generated by the new metro station at the peak with adequate level of service.
6. Prepare a clearer analysis of any possible future activation of the through-site link by the Radisson Hotel at its internal ground levels.

The final preferred envelope and supporting urban design report sets out guiding principles for the detailed design of the through site link consistent with the advice provided by DAP and preserves flexibility for the future design competition to resolve this aspect of the design solution.

The final preferred envelope and reference designs illustrate a 24/7 publicly accessible link, sized to accommodate anticipated pedestrian volumes once Metro is operational. The reference designs also illustrate opportunities for public activation and the adoption of a civic character.

Future potential linkages with the Radisson Hotel have been safeguarded within the preliminary design of the through site link, including revealing the boundary wall at points along the length of the through site link.

#### WINTERGARDEN RETENTION

7. The Wintergarden component should be retained in full. If the 1 O'Connell Street tower is to remain, then the building podium in its entirety should also remain. The Panel identified the Wintergarden as a set-piece that defines the edges of Farrer Place.
8. In retaining the Wintergarden, its internal levels may be reworked to better address the street and the surrounding footpaths may be widened by taking up road space.

The final preferred envelope and reference designs have been amended to retain the existing Wintergarden form in full, reflecting the DAP's feedback.

The reference designs illustrate an opportunity to modify internal levels within the Wintergarden to adapt it to new, more public uses better connected to the adjacent street network. A discreet rooftop 'lantern' form set back from the building perimeter is also proposed.

The reference designs also illustrate an opportunity to improve the public domain at street level, widening footpaths and improving pedestrian priority.

#### FUTURE DESIGN COMPETITION

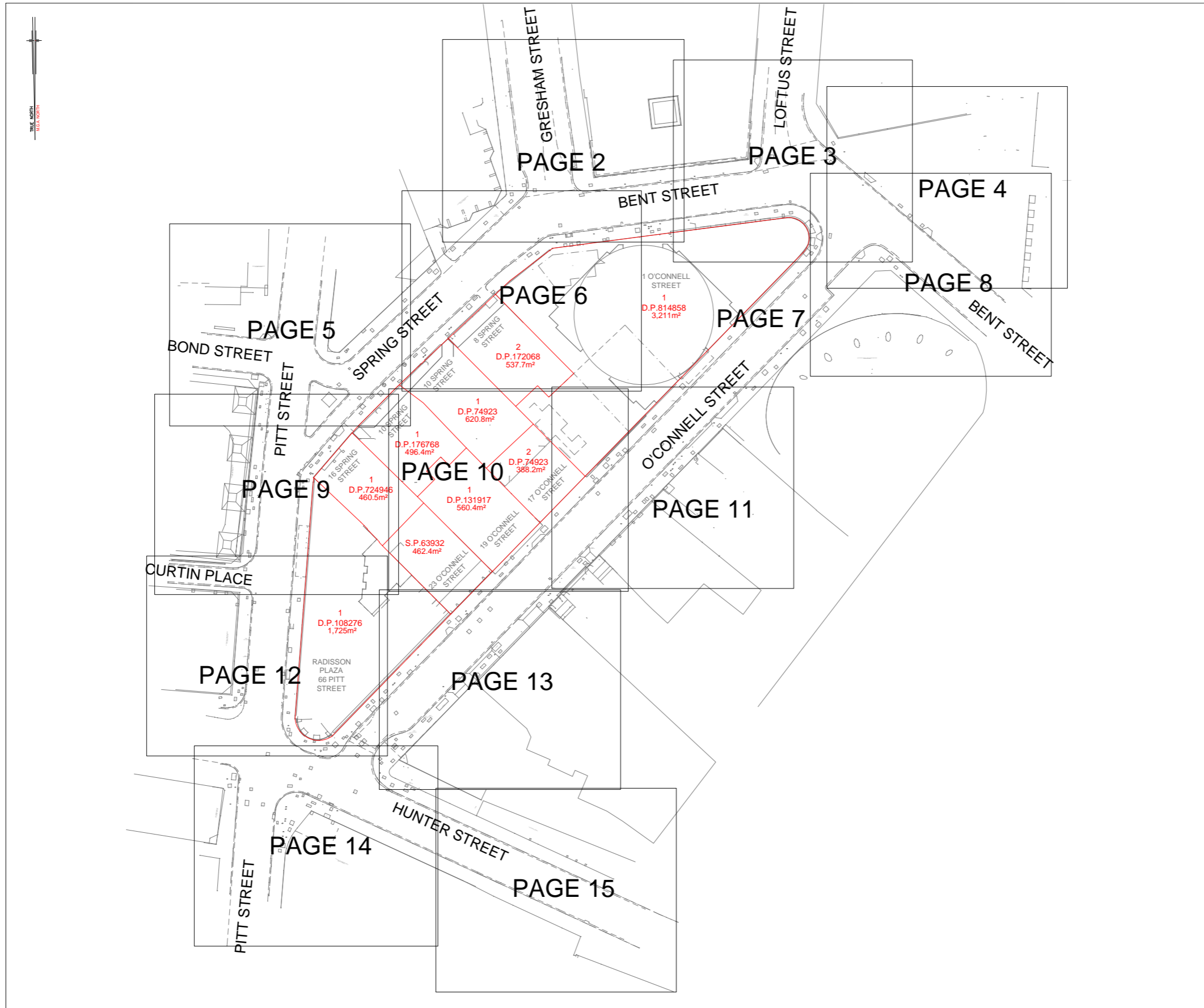
9. Given the complex set of issues that need to be addressed, more time should be allocated to the design competition.

The DAP's advice is noted and will be addressed during the development of the competition brief.

# Appendix B

## Site Survey

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**LEGEND**

⊠ ELECTRICITY PIT	⊠ PIT (UNSPECIFIED)	⊠ STORMWATER GRATE
⊠ ELEC POLE WITH LIGHT	⊠ MANHOLE (UNSPECIFIED)	⊠ STORMWATER MANHOLE
⊠ ELECTRICITY POLE	⊠ TELECOM PIT	⊠ STORMWATER PIT
⊠ LIGHT POLE	⊠ TELECOM PILLAR	⊠ SEWER PIT
⊠ TRAFFIC SIGNAL	⊠ WATER METER	⊠ SEWER MANHOLE
⊠ GAS METER	⊠ WATER VALVE	⊠ SEWER MANHOLE
⊠ GAS VALVE	⊠ STOP VALVE	⊠ BOLLARD
⊠ POLE (UNSPECIFIED)	⊠ HYDRANT	⊠ SIGN

IF ACCURATE LOCATION IS REQUIRED SERVICE TRACE IS RECOMMENDED.  
 INFORMATION SHOWN ON PLAN OF ADJOINING PROPERTIES HAS BEEN OBTAINED BY REMOTE SURVEY METHODS FROM WITHIN SUBJECT LAND AND STREET.  
 SYMBOLS REPRESENTING SERVICE PITS, POLES AND STREET FURNITURE ARE NOT TO SCALE.  
 CONSTRUCTION WORKS MUST BE RELATED TO THE SITE BENCH MARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.  
 LIMITED BOUNDARY SURVEY MADE. IF ANY CONSTRUCTION IS INTENDED IN THE PROXIMITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF THE LIMITED BOUNDARIES.  
 TREE SPREADS AND TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED IF ANY TREE ELEMENTS ARE CRITICAL TO DESIGN IN PARTICULAR (DROPLINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.  
 BEARINGS SHOWN RELATE TO M.G.A. NORTH.  
 VISIBLE SURFACE PITS ONLY SHOWN.  
 THE EXISTENCE AND POSITION OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED.  
 POSITION OF UNDERGROUND SERVICES PLOTTED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND MAY BE APPROXIMATE ONLY.  
 SERVICE LINES SHOWN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT THE WIDTH AND NUMBER OF CABLES OR PIPES IN THE GROUND.  
 PIT SIZE IS SHOWN AT GROUND LEVEL. PITS MAY BE LARGER BELOW THE SURFACE.  
 IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND/OR CONSULTANT TO CONTACT THE RELEVANT AUTHORITY AND/OR BARRIOUR (PHONE 110) BEFORE COMMENCING ANY EXCAVATION.  
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REV.	DATE	AMENDMENTS
K	28/10/2022	LOT AREAS INCLUDED
J	25/10/2022	AMENDMENT TO STREET NUMBERING OVERVIEW PAGE
I	25/10/2022	TITLE DETAILS 1814858 REVISED
H	18/08/2022	RADISSON CORNICE ADDED AND MOVED BACK TO MGA2020
G	21/01/2022	AMENDED MGA24 POSITION
F	02/07/2020	MOVED TO MGA24
E	19/06/2020	ADDED TRUE NORTH
D	12/06/2020	ADDITIONAL NOTATION
C	06/06/2020	BASEMENT FLOORS ADDED

**RYGGATE** SURVEYING SINCE 1893  
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 E: surveyors@ryggate.com.au  
 W: ryggate.com.au

SURVEYOR	DRAWN	CHECKED	APPROVED
C.D. & A.Y.	R.M.	C.D.	A.D.F.

0 10m  
 REDUCTION RATIO 1:100 @ A1

DATUM: AUSTRALIAN HEIGHT DATUM  
 CONTOUR INTERVAL: 0.5m  
 ORIGIN OF LEVELS: P.M. 147491 R.L. 9.945 (A.H.D.)

THIS TITLE BLOCK AND NOTES FORM AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT.

CLIENT: LEND LEASE

LOCALITY: SYDNEY  
 L.G.A.: SYDNEY

**PLAN**  
 SHOWING DETAIL & LEVELS  
 LOT 1 DP814858, LOT 2 DP172068, LOT 1 & 2 DP74923, LOT 1 DP176768, LOT 1 DP131917, LOT 1 DP724946 AND SP63932 AND No. 1 O'CONNELL STREET

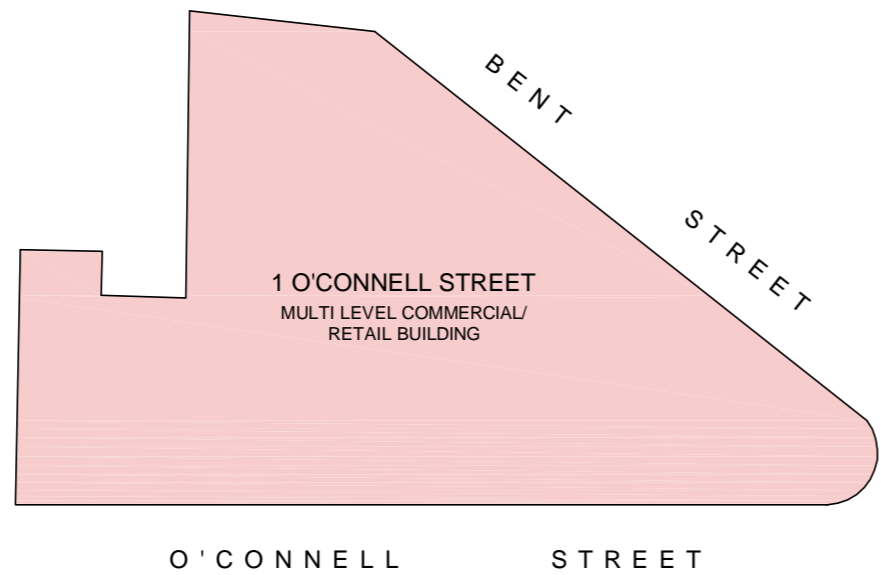
REFERENCE No.	PLAN No.	DATE	SHEET No.
79281	79281_REV-K.DWG	10/06/2020	1 OF 15 SHEETS

# Appendix C

## 1 O'Connell Street Existing GFA Survey

402

### SUMMARY OF AREAS FOR 1 O'CONNELL STREET, SYDNEY, NSW



**METHOD OF MEASUREMENT**  
 AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH SYDNEY LOCAL ENVIRONMENT PLAN 2012 (GFA DEFINITION)  
 (SURVEY DATE 10/04/2017)  
**GUIDELINES USED**  
 GROSS FLOOR AREA

### SUMMARY OF AREAS

LEVEL		GROSS FLOOR AREA
LEVEL 1	- CARPARK	-
LEVEL 2	(SHEET 2) -	376.1m <sup>2</sup>
LEVEL 3	(SHEET 3) -	2,200.0m <sup>2</sup>
LEVEL 4	(SHEET 4) -	2,364.5m <sup>2</sup>
LEVEL 5	(SHEET 5) -	1,202.5m <sup>2</sup>
LEVEL 6	(SHEET 6) -	1,426.2m <sup>2</sup>
LEVEL 7	(SHEET 7) -	1,428.4m <sup>2</sup>
LEVEL 8	(SHEET 8) -	1,444.9m <sup>2</sup>
LEVEL 9	(SHEET 9) -	1,451.6m <sup>2</sup>
LEVEL 10	(SHEET 10) -	1,324.9m <sup>2</sup>
LEVEL 11	(SHEET 11) -	1,264.4m <sup>2</sup>
LEVEL 12	(SHEET 11) -	1,264.4m <sup>2</sup>
LEVEL 13	(SHEET 11) -	1,264.4m <sup>2</sup>
LEVEL 14	(SHEET 11) -	1,264.4m <sup>2</sup>
LEVEL 15	(SHEET 11) -	1,264.4m <sup>2</sup>
LEVEL 16	(SHEET 11) -	1,264.4m <sup>2</sup>
LEVEL 17	(SHEET 12) -	226.6m <sup>2</sup>
LEVEL 18	- PLANT	-
LEVEL 19	(SHEET 13) -	1,296.0m <sup>2</sup>
LEVEL 20	(SHEET 13) -	1,296.0m <sup>2</sup>
LEVEL 21	(SHEET 14) -	1,295.9m <sup>2</sup>
LEVEL 22	(SHEET 15) -	1,279.0m <sup>2</sup>
LEVEL 23	(SHEET 16) -	1,296.0m <sup>2</sup>
LEVEL 24	(SHEET 16) -	1,296.0m <sup>2</sup>
LEVEL 25	(SHEET 16) -	1,296.0m <sup>2</sup>
LEVEL 26	(SHEET 16) -	1,296.0m <sup>2</sup>
LEVEL 27	(SHEET 16) -	1,296.0m <sup>2</sup>
LEVEL 28	(SHEET 16) -	1,296.0m <sup>2</sup>
LEVEL 29	(SHEET 16) -	1,296.0m <sup>2</sup>
LEVEL 30	(SHEET 16) -	1,296.0m <sup>2</sup>
LEVEL 31	(SHEET 16) -	1,296.0m <sup>2</sup>
LEVEL 32	(SHEET 17) -	1,296.0m <sup>2</sup>
LEVEL 33	(SHEET 18) -	1,296.0m <sup>2</sup>
LEVEL 34	(SHEET 19) -	1,285.4m <sup>2</sup>
LEVEL 35	(SHEET 20) -	1,012.7m <sup>2</sup>
LEVEL 36	- PLANT	-
LEVEL 37	- PLANT	-
LEVEL 38	- PLANT	-
<b>TOTAL AREA</b>		<b>42,753.1 m<sup>2</sup></b>

PLAN PREPARED FOR:  
**ICON PROJECT**  
**MANAGEMENT PTY LTD**

**SUMMARY OF AREAS**  
**1 O'CONNELL STREET**  
**SYDNEY, NSW**

DATE: 10/04/2017  
 REF: 62980 REV: -  
 DRAWN: JW CHECKED: CL  
 SCALE: NT @ A3 SHEET: 1 of 20

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